

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Monday, January 25th, 2016
Hailey City Hall
5:30 p.m.

Call to Order

Public Comment for items not on the agenda

Consent Agenda

[CA 1](#) Motion to approve minutes of December 28th, 2015

[CA 2](#) Motion to approve Findings of Fact and Conclusions of Law for a Conditional Use Permit application submitted by the Sawtooth Brewery for a brewery (Hybrid Production Facility) to be located at 110 N River Street (Lots 16-18, Block 41, Hailey Townsite) in the Business (B) and Townsite Overlay (TO) Districts.

New Business and Public Hearings

[NB 1](#) Consideration of a Design Review application submitted by the Sawtooth Brewery for a silo, deck exterior lighting and door associated with a brewery (Hybrid Production Facility) to be located at 110 N River Street (Lots 16-18, Block 41, Hailey Townsite) in the Business (B) and Townsite Overlay (TO) Districts.

[NB 2](#) Consideration of a Design Review application submitted by Atlantic Aviation operation as Sun Valley Aviation, Inc. for a new 32,500 square foot airport hangar to be located adjacent to the existing hangar at 2230 Aviation Drive in Hailey on the "FBO Parcel", Section 15, T2N, R18E in the Airport (A) Zoning District.

[NB 3](#) Consideration of a City-imitated text amendment to Title 16, Subdivision, Section 4, Development Standards, to require a ten-foot (10') snow storage easement adjacent to the public right-of-way for all platted properties.

Old Business

Commission Reports and Discussion

Staff Reports and Discussion

SR 1 Discussion of current building activity, upcoming projects, and zoning code changes.
(no documents)

SR 2 Discussion of the next Planning and Zoning meeting: Monday, February 22nd, 2016.
(no documents)

Adjourn

**MINUTES OF THE MEETING OF THE
HAILEY PLANNING AND ZONING COMMISSION
HELD DECEMBER 28, 2015
IN THE HAILEY TOWN CENTER MEETING ROOM**

*Present: Dan Smith, Janet Fugate, Regina Korby, Owen Scanlon, Richard Pogue
Staff: Lisa Horowitz*

[5:29:48 PM](#) Call to order by Janet Fugate

No Public Comments

CONSENT AGENDA:

[CA 1](#) *Motion to approve minutes of December 14th, 2015*

[CA 2](#) *Motion to approve Findings of Fact and Conclusions of Law for a Design Review application submitted by Katie Van Hees for a new 2,120 square foot single family residence located at 117 Carbonate Street East (Lot 8A, Block 46, Hailey Townsite) within the General Residential (GR) and Townsite Overlay (TO) Zone Districts.*

[5:30:18 PM](#) **Dan Smith moves to approve Consent Agenda items with amended minutes from last meeting December 14, 2015, noting R. Pogue absent last meeting and that the motion to continue the Sawtooth Brewery CUP was incomplete (there was no indication of a second and the voting outcome not recorded), seconded by Scanlon, motion passed.**

NEW BUSINESS:

NB 1 Continuation of a Conditional Use Permit application submitted by the Sawtooth Brewery for a brewery (Hybrid Production Facility) to be located at 110 N River Street (Lots 16-18, Block 41, Hailey Townsite) in the Business (B) and Townsite Overlay (TO) Districts.

[5:31:31 PM](#) Horowitz gave an update on this item since the last meeting where the Commission continued it. Horowitz calls out items she has addressed from Commission's comments. The silo will go through its own Design Review process.

[5:34:12 PM](#) Fugate comments, the lighting and deck may be separated from the design review process, suggesting to look at the Conditional Use Permit only in tonight's discussion.

[5:35:31 PM](#) Korby comments for clarification.

[5:36:02 PM](#) Horowitz discusses the changes since the last meeting, another door for exiting, samples of decking brought to design review hearing, 2 compact parking spaces added, 4 full down casts lights, proposed new location of grain silo, on street loading parallel to building.

[5:37:50 PM](#) Fugate asks a question about the lighting, showing non-compliance, Fugate notes that on page 6 - does not comply is checked, Horowitz will correct items noted by Fugate, Smith, and Korby [5:38:38 PM](#) 9.4.8(c).

[5:41:54 PM](#) Kevin Jones Sawtooth Brewery, Handicapped parking spot on south side of parking spaces.

[5:42:28 PM](#) Scanlon asked about a screen wall between this tenant and adjoining property owner? Jones commented that in conversations with the adjacent property owner, it was decided that a wall was not necessary.

[5:45:04 PM](#) Scanlon asked about screening between west wall and handicapped space.

Horowitz clarified council's comments for design review.

Public hearing comments:

[5:46:46 PM](#) Cindy Ward owner of building next door to applicant's property. Ward did speak with Jones and they agreed that it would be best to have shrubbery not a wall between properties. Ward asks if the parking spot closest to her building, could make sure doors opening would not hit her building.

[5:48:55 PM](#) Fugate mentions written Public comments received from Larry Schwartz (owner of DaVinci's Restaurant – close by applicant's property) entered into record dated 12-26-15.

[5:49:13 PM](#) Jeff Bacon Hailey resident, comments about this application, it is very good for Hailey.

Commission deliberation:

Fugate suggested that we note which items will need to come back in front of the Commission in the Design Review process and for us to focus on the Conditional Use Permit tonight.

[5:50:22 PM](#) Smith, 9x18 standard parking space, might consider 10' wide parking spaces.

[5:52:56 PM](#) Scanlon comments on Cindy Wards comments regarding doors hitting her building. Horowitz comments that applicant meets city standards but can consider changing parking if they wish to do so.

[5:55:18 PM](#) Smith comments on the lighting.

[5:55:47 PM](#) Fugate comments that design review issues will include parking, decking, and screening.

[5:57:02 PM](#) Pogue asks a question about the silo. Kevin Jones answers that the silo enables more efficient price margin. If they do not have the silo, they will need to take 1 delivery per week, with the silo, 1 delivery per month. What are hours of operation? Jones answers, 4 pm – 10 pm.

[5:58:42 PM](#) Horowitz comments regarding the conditions of approval.

[6:00:41 PM](#) Pogue how many employees during open hours? Jones answers, 2 people serving public.

[6:01:46 PM](#) **Korby makes a Motion to approve conditional use permit application by Sawtooth Brewery production facility, offices and tap room (110 North River Street, Lots 16-18, Block 41 Hailey Townsite) and finding that the application meets the criteria for review (a) through (h) cited in Zoning Ordinance Article 11.4, Section 11.4.1, that the conditional use permit complies with the Comprehensive Plan and that the conditional use permit is subject to conditions (a) through (i) noted above, seconded by Scanlon, motion passed unanimously.**

Horowitz noted that the next meeting Planning and Zoning Commission meeting is Jan 25th, 2016 because the Hailey City Council is going to meeting Jan. 11th, 2016.

6:06:08 PM motion to adjourn meeting made by Korby, seconded by Smith, motion passed unanimously.

Return to Agenda

FINDINGS OF FACT AND CONCLUSIONS OF LAW AND DECISION

On December 14, 2015, the Hailey Planning & Zoning Commission considered an application by Sawtooth Brewery for a Conditional Use Permit application for a brewery (hybrid production facility) to be located at 110 North River Street (Lot 16-18, Block 41, Hailey Townsite) in the Business (B) and Townsite Overlay (TO) Zoning Districts. According to §5.4 of the Zoning Ordinance, a hybrid production facility requires a Conditional Use Permit in the Business (B) District. The Commission, having been presented with all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law and Decision.

Notice

Notice for the public hearing on December 14, 2015 was sent to the Mt. Express on November 20, 2015 and published in the Mountain Express on November 25, 2015. Notices were mailed to the adjoining property owners on and the property was posted on December 7, 2015. The project was continued on the record at the December 14, 2015 meeting to a Special Meeting on December 28, 2015.

Application

Sawtooth Brewery is buying the existing 7,890 square foot building on a .248 acre site located at 110 North River Street for the purposes of a brewery and tap room. Breweries are considered to be a Hybrid Production Facility in the Hailey Zoning Code, and are a Conditional Use per the use matrix.

Hailey has one active brewery, Sun Valley Brewery, approved by Conditional Use Permit in 1993. The City has had as many as 7 breweries, including the Star Brewery, at Bouillon and Croy, which operated from 1885-1915.

The proposed use will include beer brewing facilities, office space and a tap room that will serve beer and wine by the glass, and canned beer for off-premise consumption.

The site will house approximately 3 full-time equivalent employees out of this facility (out of a total 20 employees in the entire company). This facility will have the capacity for 2,200 bottles annually, as well as the corporate offices for Sawtooth Brewery and the 460 square foot tasting room.

This building, constructed in 1978, is owned by Watkins Distribution, and was used for many years to distribute Watkins beverage products through the region. The last 15 years the building was leased to Pepsi for distribution.

Very few exterior changes are proposed: a sign, and the placement of a granary, as shown on the site plan.

The Commission posed a variety of questions at the December 14, 2015 meeting, including:

- Confirmation of parking stall locations and dimensions.
- Delineation of loading area for delivery trucks.
- Relocation of silo to have a lesser impact on adjacent neighbors.
- Clarification of exterior lighting plan.
- Clarification of exterior deck materials.

Staff and the P & Z Commission Chair met on December 18 to discuss the Design Review aspects of this project. They have jointly agreed that the visual impacts of the silo indicate the need for Design Review. The Design Review for this project will be scheduled for the January 25th meeting. At this time, the review is focused on the proposed use, and impacts related to the use.

The site plan for the use includes the following:

- New exiting door on the River Street façade to meet Fire Department existing requirements. The gray door is of a standard dimension, 36” by 80”.
- Customer deck on the southern side of the site, 5; from the property line. The deck will be 16’ wide by 14’ deep with railings. The deck is a permitted use in the Zone District. Materials for the deck could be reviewed during the Design Review hearing if desired by the Commission. Two compact parking spaces are proposed on the street-side of the deck.
- Four exterior downcast full cutoff lights, one over each of the existing rollup doors, and one over the new pedestrian door. Model is Classic RLM fixtures in gray.
- Spent grain silo, gunmetal grey, 8’ in diameter by 24’-6” tall. It is affixed to the building with a 2-3’ flex auger. (Note that the design elements of the silo will be considered in a Design Review hearing in January.) This conditional use permit application concerns the location and function of the silo.
- Striped parking stalls per City requirements.
- On-street loading area parallel to the front of the building.

General Requirements for all Conditional Use Permits				
Compliant			Standards and Commission Findings	
Yes	No	N/A	City Code	City Standards and <i>Commission Findings</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.2.2	Complete Application: 11.2.2 The application shall include at least the following information: <ol style="list-style-type: none"> a. Name, address, and phone number of the applicant. b. Proof of interest in the subject property by the applicant, such as a deed, contract of sale, option to purchase, or lease agreement. c. Legal description of the subject property, including street address. d. Description of existing use.

				<ul style="list-style-type: none"> e. Zoning district of subject property. f. Description of proposed conditional use. g. A plan of the proposed site for the conditional use showing the location of all buildings, parking and loading areas, traffic access and traffic circulation, open spaces, easements, existing and proposed grade, energy efficiency considerations, landscaping, exterior lighting plan as required by Article VIII B of this Ordinance, refuse and service areas, utilities, signs, property lines, north arrow, and rendering of building exteriors, where applicable. h. A narrative statement evaluating the effects on adjoining property, the effect of such elements as noise, glare, odor, fumes, and vibration on adjoining property. i. A narrative statement identifying surrounding land uses and discussing the general compatibility of the proposed use with adjacent and other properties in the district. j. A narrative discussion of the relationship of the proposed use to the Comprehensive Plan. k. A list of the names and addresses of all property owners and residents within three hundred (300) feet of the external boundaries of the land being considered. l. Any other information as requested by the Administrator to determine if the proposed conditional use meets the intent and requirements of this Article. m. A fee established in a separate ordinance approved by the Council. n. <p><i>The applicant has submitted a revised list of project elements to clarify parking, loading and other details.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Department and Boards/Commissions Comments</p>	<p>Engineering:</p> <ul style="list-style-type: none"> - Circulation over the long run is a concern due to the open curb cuts on River Street and the lack of curb, gutter and sidewalk. This application is a new use in an existing building, and does not trigger the requirement for a sidewalk. A complete renovation of River Street is anticipated in 2017 or 2018, and staff recommends that the sidewalk be improved at that time, and the parking reconfigured to reduce the curb cut. - Per the 12-14-15 hearing, the applicant has clarified the layout of the required parking and the location of the delivery trucks. <p>Life/Safety:</p> <ul style="list-style-type: none"> - Police Department No concerns - Fire Department The Fire Department is requiring a new door to meet exiting requirements. This door has been shown on the plans and elevations. It is gray, 36" wide by 80" tall. <p>Water and Sewer:</p> <ul style="list-style-type: none"> - The project must comply with all requirements of the wastewater department with regards to brewing materials. Alcohol is not permitted to be dumped onto city sewers. <p>Building:</p> <ul style="list-style-type: none"> - No concerns. <p>Streets:</p> <ul style="list-style-type: none"> - No concerns <p>Boards and Committees:</p> <ul style="list-style-type: none"> - No concerns.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8.2 Signs	8.2 Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.
			<i>Commission Findings</i>	- One new sign is proposed, which will be affixed to the front of the building, and will conform to City regulations. No signage is proposed on the silo.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8B.4.1 Outdoor Lighting Standards	8B.4.1 General Standards <ol style="list-style-type: none"> a. All exterior lighting shall be designed, located and lamped in order to prevent: <ol style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow. b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes. c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties. d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires. e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.
			<i>Commission Findings</i>	<i>The applicant is proposing four (4) lighting fixtures, to be located over the existing roll-up doors, and over the new pedestrian door. Lighting cut sheets have been submitted, and the proposed lights comply with City dark sky requirements. The Commission asked that the visibility of the light bulbs be clarified in the Design Review process.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.4.8 A On-site Parking Req.	See Section 9.4 for applicable code. <ul style="list-style-type: none"> - Require 1 space for 1,000 square feet, or, if the site is considered warehouse and storage, 1 space per every (full time) employee, whichever is greater.
			<i>Commission Findings</i>	<i>The site currently contains nine (9) head-in parking spaces. One of these would be removed to accommodate the granary and an outdoor seating area.</i> <i>The 8,100 square foot building would require eight (8) parking spaces. The site plan has been resubmitted to show how these eight spaces are configured with regards to the proposed deck and the silo. One extra parking space is shown on the plans above the City requirements.</i> <i>The parking has never been striped. Staff and the City Engineer believe the best long-term solution to organize parking and pedestrian/bike activities are curb, gutter and sidewalk. That requirement is not triggered by this application, and will be addressed as part of the River Street Master Plan.</i> <i>Striping is shown in the resubmitted site plan.</i> <i>The Commission asked questions regarding the compact parking space location and vehicle door opening clearance, which will be further addressed in the Design Review hearing. The Commission noted that stalls larger than the required standard could be desirable, while noting that the City does not have the authority to require such.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	9.4.8 (B)	B. Where alleys exist, access to on-site parking for any non-residential use or for any multifamily dwelling of three or more units shall be from the alley. Parking areas adjacent to alleys may be designed to allow a vehicle to back from the parking area into the alley.
			<i>Commission Findings</i>	<i>The existing building was not designed with an access off of the alley, and is built right up to the property line.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9.4.8 (C)	C. If the site is not serviced by an alley, access shall be from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.
			<i>Commission Findings</i>	<i>The bay on the north end of the building will not be used, as the silo is to be located in front of that bay. The remaining two bays will not be used for delivery purposes. The applicant anticipates three (3) delivery trucks per week. The trucks will parallel park in front of the building in the street. However, 30' of depth is available in front of the bays, allowing smaller trucks to temporarily block the on-site parking for deliveries if needed. Staff has suggested a Condition of Approval related to short-term use of the parking area for delivery from trucks less than 30' in length.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.4.8 (D)	D. Access for on-site parking areas or loading spaces shall be located in such a way that any vehicle entering or leaving such area shall be clearly visible by a pedestrian or motorist approaching the access or driveway from a public or private street.
			<i>Commission Findings</i>	<i>The truck loading area is parallel to the street. Trucks would enter and exit similar to the buses that load directly to the north of the site. Parallel parked trucks will be visible by motorists and pedestrians on River Street.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	9.4.8 (E)	E. Access for subdivisions shall be provided in accordance with standards set forth in Section 4 of the Subdivision Ordinance.
			<i>Commission Findings</i>	<i>Not applicable</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	9.4.8 (F)	F. Parking areas containing no more than two (2) parking spaces in any zoning district or parking areas within the LR, GR, TN, TI and LI Districts may be designed to allow a vehicle to back from the parking area into the public right-of-way.
			<i>Commission Findings</i>	<i>The site is nonconforming with regards to this standard. All of the existing parking backs out on to the street. Staff and the City Engineer have looked at possible interim solutions in advance of a full redesign of River Street, but none are feasible with the current building location. The Commission could choose to reconfigure the parking to back out into the paved area on private property, at the expense of losing a number of parking spaces and putting the project below the required number of parking spaces. Staff and City Engineer recommend that the existing nonconforming parking be allowed to remain.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	9.4.8 (G)	G. Parking areas for residential uses only may be designed to allow required parking spaces for one vehicle to deny access to another vehicle, thus "stacking" the parking area. For non-residential uses, stacked parking may be allowed only for additional spaces that may be provided in excess of the required number of parking spaces.
			<i>Commission Findings</i>	<i>- Not applicable</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Article 5.4: Bulk	Limited Business (B) District: - Minimum Lot Size: 0

			Requirements	<ul style="list-style-type: none"> - Maximum Lot Width: 0 - Maximum Building Height: 35 - Front Setback: 0 ft. - Side and Rear Yard Setback: 0 feet
			Commission Findings	- Existing building meets all bulk requirements.
Section 11.4 Criteria for Review of Conditional Use Permits				
Compliant			Standards and Commission Findings	
Yes	No	N/A	City Code	City Standards and Commission Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.1	<p>Compliance with the Comprehensive Plan</p> <p>11.1 Purpose. The City of Hailey recognizes that certain uses possess unique and special characteristics with respect to their location, design, size, method of operation, circulation, and public facilities. In order to protect the public welfare and promote conformance with the Comprehensive Plan, conditional use permits are required for such uses upon review by the Commission.</p>
			Commission Findings	<p><i>This application complies with the following goals and objectives of the Comprehensive Plan</i></p> <ul style="list-style-type: none"> - Goal 6.1: Economic Development“ <ul style="list-style-type: none"> o Encourage a diversity of economic development opportunities within Hailey.” - <i>This use provides 3 full-time equivalent jobs, growing over the next decade, as noted by the applicant in the 12-14-15 Power Point presentation to the City</i> - <i>The use will add to the economic vitality of River Street</i> - <i>The use of a brewery is a valid conditional use in the City of Hailey</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.4.1(a)	<p>11.4.1 The Commission or Hearing Examiner shall review the particular facts and circumstances of each proposed conditional use in terms of the following standards and, if approved, shall find adequate evidence showing that such use at the proposed location:</p> <p style="padding-left: 20px;">a. Will, in fact, constitute a conditional use as established for the zoning district involved; and</p>
			Commission Findings	- According to §5.4 of the Zoning Ordinance, Hybrid Production Facilities currently require a Conditional Use Permit in the Business (B) zone. The Sun Valley Brewery was approved through a similar process. The Commission heard concerns from adjacent neighbors at the 12-14-15 Public Hearing regarding the location of the silo. The applicant is proposing to relocate the silo to the north end of the property to lessen impacts to adjacent neighbors. This will be further evaluated in the Design Review hearing.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.4.1(b)	<p>b. Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area;</p>
			Commission Findings	- The existing nonconforming parking and loading arrangement has been in place for over 20 years. The applicant is slightly reconfiguring the parking to accommodate eight (8) required parking spaces. The building is functional in nature: business uses in this area of River Street are mixed, including the Park-and-

				<p><i>Ride/recycling facility directly across the street and a variety of retail/office/warehouse facilities in the vicinity. The proposed use will add vibrancy and activity to River Street, a goal of the City.</i></p> <ul style="list-style-type: none"> - <i>The site plan includes an exterior silo, 8’ in diameter by 24’-6” in height. It will be affixed to the building with a 2-3” flex auger. The silo is galvanized steel grey, and is not proposed to be painted, or to have any signage. Staff and the P & Z Chair have determined that the silo is of a size and scale to require Design Review. The Design Review hearing will be scheduled for the January meeting of the P & Z. However, the use and location of the silo should be considered as part of this application. The applicant has stated that the silo is filled once per month, and is emptied over time into the brewing operations. Residuals are removed with the spent grain.</i> - <i>Other site improvements are consistent with permitted uses in the area: one new exterior door, two exterior full cutoff lights and an exterior deck. The deck has been moved in from the property line five (5) feet to accommodate an existing tree. Additional trees/shrubs proposed to be added in the five-foot area, with exact location of plants to be determined mutually with the adjacent property owners. Staff has asked that materials samples for the deck be included as part of the Design Review submittal.</i> - <i>No dumpster is proposed; roll cans will be brought curbside on garbage pickup days.</i> - <i>It has been noted in the public hearing that parking is highly desired in the area. Many of the surrounding buildings do not have any on-site parking, including: The Advocates Thrift Store, Sun Valley Real Estate, Da Vinci’s, Star Law Offices, The Red Door Design House and the Gem Barber Shop. This project is providing all required parking for the building size. The proposed change in use to a hybrid production facility (brewery) meets the required eight (8) on-site parking spaces.</i> - <i>The Commission discussed the location of the vent stack related to brewing operations at their December 14 meeting. Odors related to hops and spent grains are not anticipated to be excessive.</i> - <i>The business is permitted to have music under the same City noise regulations as all other downtown businesses.</i> -
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.4.1(c)	<p>c. Will not be hazardous or disturbing to existing or future neighboring uses;</p> <p><i>Commission Findings</i></p> <ul style="list-style-type: none"> - <i>The applicant has indicated that there will be 3 trucks per week. Water vapor is an output of beer production. Spent grain will be removed within 24 hours. The facility will be a zero-waste facility according to the applicant.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.4.1(d)	<p>d. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, and drainage structure. Agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service; and</p> <p><i>Commission Findings</i></p> <p><i>Comments from City Departments have been noted in this report. No other agency comments have been received.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.4.1(e)	<p>e. Will not create excessive additional requirements at public cost for public facilities and services; and</p>

			Commission Findings	- No additional cost will be incurred from any public agencies for this facility to function and operate.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.4.1(f)	f. Will not involve uses, activities, processes, materials, equipment, or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, dust, odors, vibration, water or air pollution, or safety hazards; and
			Commission Findings	- Externalities anticipated by this use are a low amount of truck traffic and possible beer odors. The City does not receive complaints about odors from the existing Sun Valley Brewery, located on Main Street and very near residential uses. The truck traffic anticipated by this use will be less in volume than was existing on the site when Pepsi was distributing daily from the premises. - This application has been reviewed by all city departments any issues are noted in this report.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.4.1(g)	g. Will have vehicular approaches to the property which shall be designed so as not to create an interference with traffic on surrounding public thoroughfares;
			Commission Findings	- The access is not at an intersection. - The existing nonconforming parking and loading arrangement has been in place for over 20 years. The applicant is slightly reconfiguring the parking to accommodate eight (8) spaces. The building is functional in nature: business uses in this area of River Street are mixed, including the Park-and-Ride/recycling facility directly across the street and a variety of retail/office/warehouse facilities in the vicinity. - All of the existing parking backs out on to the street. Staff and the City Engineer have looked at possible interim solutions in advance of a full redesign of River Street, but none are feasible with the current building location. - Approximately three (3) truck deliveries are anticipated per week. Trucks will parallel park in front of the building for the deliveries.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.4.1(h)	b. Will not result in the destruction, loss or damage of a natural, scenic or historic feature;
			Commission Findings	- The property does not contain a natural, scenic, or historic feature or structure. The addition of outdoor seating and business sign will add to the vitality of the area.

11.6 Conditions.

The Commission or Hearing Examiner may impose any conditions which it deems necessary to secure the purpose of City regulations and give effect to the Comprehensive Plan. Conditions which may be attached include, but are not limited to those which will:

- 11.6.1 Require conformity to approved plans and specifications.**

- 11.6.2 Require or restrict open spaces, buffer strips, walls, fences, signs, concealing hedges, landscaping and lighting.**
- 11.6.3 Restrict volume of traffic generated, require off-street parking, and restrict vehicular movements within the site and points of vehicular ingress and egress or other conditions related to traffic.**
- 11.6.4 Require performance characteristics related to the emission of noise, vibration and other potentially dangerous or objectionable elements.**
- 11.6.5 Limit time of day for the conduct of specified activities.**
- 11.6.6 Require guarantees such as performance bonds or other security for compliance with the terms of the approval.**
- 11.6.7 Require dedications and public improvements on property frontages.**
- 11.6.8 Require irrigation ditches, laterals, and canals to be covered or fenced.**
- 11.6.9 Minimize adverse impact on other development.**
- 11.6.10 Control the sequence, timing and duration of development.**
- 11.6.11 Assure that development is maintained properly.**
- 11.6.12 Designate the exact location and nature of development.**
- 11.6.13 Require the provision for on-site or off-site public services.**
- 11.6.14 Require more restrictive standards than those generally found in this Ordinance.**
- 11.6.15 Mitigate foreseeable social, economic, fiscal and environmental effects.**
- 11.6.16 Set a limit on the duration of the permit when deemed necessary.**
- 11.6.17 Allow for subsequent periodic review.**

The Commission may impose any conditions that are deemed necessary to secure the purpose of City ordinances and give effect to the Comprehensive Plan. Conditions including but not limited to those set forth in Section 11.6 may be placed on any approval.

Summary

Section 11.1 of the Hailey Zoning Ordinance states that “the City of Hailey recognizes that certain uses possess unique and special characteristics with respect to their location, design, size, method of operation, circulation, and public facilities. In order to protect the public welfare and promote conformance with the Comprehensive Plan, conditional use permits are required for such uses upon review by the Commission.”

Conditional Use Permits are subject to review and revocation pursuant to Section 11.9 of the Hailey Zoning Ordinance. This statement will be included in the Findings of Fact, Conclusions of Law, and Decision for any CUP approved by the Commission.

By ordinance, the Commission is required to make a decision to approve, conditionally approve, or deny the application within forty-five (45) days after conclusion of the public hearing and issue its decision together with the reasons therefore. The Commission is required to review the application, all supporting documents and plans, and Section 11 of the Zoning Ordinance, in making their decision.

CONCLUSIONS OF LAW

Based upon the above Findings of Fact, the Commission makes the following Conclusions of Law:

1. Adequate notice, pursuant to Zoning Ordinance No. 532, Section 11 was given.
2. The project is in general conformance with the Hailey Comprehensive Plan.
3. The project does not jeopardize the health, safety, or welfare of the public.
4. Upon compliance with the conditions set forth, the project conforms to the applicable standards of Section 11 , other Articles of the Zoning Ordinance and City Standards

The application for a conditional use permit by Sawtooth Brewery production facility, offices and tap room (110 North River Street, Lots 16-18, Block 41 Hailey Townsite) is hereby approved subject to the following conditions:

- a) All Fire, Building, Water, Wastewater and Street Department requirements shall be met in regard all maintenance, administrative, and other functions of this facility.
- b) The grain silo and deck materials shall be subject to Design Review.
- c) Species type and number of trees/shrubs shall be delineated on a site plan prior to issuance of a building permit.
- d) The eight (8) required parking stalls shall be striped.
- e) Truck deliveries shall occur in the parallel parking area of Rivers Street adjacent to the building. Smaller trucks may back up to the bay doors for deliveries that take less than one hour, so long as the trucks do not extend into the River Street right-of-way. Deliveries shall occur between 7:00 am and 7:00 pm.
- f) Trash containers shall be stored inside the building except when trash pickup occurs.
- g) All exterior lighting shall comply with Article VIII B, Outdoor Lighting.
- h) This conditional use permit shall be re-evaluated if the Conditions of Approval are not met, or if activities associated with the brewing of beer are determined by the City to have not been fully evaluated herein, and further evaluation is merited based on the standards of review.

Signed this _____ day of _____, 2016.

Janet Fugate, Chair

Attest:

Kristine Hilt, Community Development Coordinator

Return to Agenda

**DESIGN REVIEW
STAFF REPORT**

TO: Hailey Planning and Zoning Commission

FROM: Lisa Horowitz, Community Development Director

RE: Design Review application submitted by Sawtooth Brewery for various external changes to the building location 110 North River Street.

HEARING: January 28, 2016

Applicant: Sawtooth Brewery

Request: Design review applicaiton by Sawtooth Brewery for various external building modifications and a grain silo

Location: 110 North River Street (Lots 6-18, Block 41, Hailey Townsite)

Zoning: Business (B) and Townsite Overlay (TO)

Notice

Notice for the public hearing was published in the Idaho Mountain Express on January 6, 2016 and mailed to property owners within 300 feet on January 6, 2016.

Application

Sawtooth Brewery is buying the existing 7,890 square foot building on a .248 acre site located at 110 North River Street for the purposes of a brewery and tap room. Breweries are considered to be a Hybrid Production Facility in the Hailey Zoning Code, and are a Conditional Use per the use matrix. The Commission approved the Conditional Use Permit on December 28, 2015, subject to conditions (see Findings of Fact in this Packet).

The approved use includes beer brewing facilities, office space and a tap room that will serve beer and wine by the glass, and canned beer for off-premise consumption.

The site will house approximately 3 full-time equivalent employees out of this facility (out of a total 20 employees in the entire company). This facility will have the capacity for 2,200 bottles annually, as well as the corporate offices for Sawtooth Brewery and the 460 square foot tasting room.

This building, constructed in 1978, is owned by Watkins Distribution, and was used for many years to

distribute Watkins beverage products through the region. The last 15 years the building was leased to Pepsi for distribution.

The site plan for the use includes the following:

- New exiting door on the River Street façade to meet Fire Department existing requirements. The gray door is of a standard dimension, 36” by 80”.
- Customer deck on the southern side of the site, 5; from the property line. The deck will be 16’ wide by 14’ deep with railings. The deck is a permitted use in the Zone District. Material samples for the deck have been submitted. Two compact parking spaces are proposed on the street-side of the deck, with four (4) feet of room for car door swing between the parking stall and the adjacent building. This area is designated as “bike parking”.
- Four exterior downcast full cutoff lights, one over each of the existing rollup doors, and one over the new pedestrian door. Model is Classic RLM fixtures in gray.
- Spent grain silo, gunmetal grey, 8’ in diameter by 24’-6” tall. It is affixed to the building with a 2-3’ flex auger. Conditional use permit application concerns the location and function of the silo.
- Striped parking stalls per City requirements.
- On-street loading area parallel to the front of the building.

Procedural History

The application was submitted on December 22, 2015 and certified complete on the same date. A public hearing before the Planning and Zoning Commission for approval or denial of the project was held on January 25, 2016, in the Hailey City Council Chambers.

General Requirements for all Design Review Applications				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: <i>No comments</i>
				Life/Safety: <i>No comments</i>
				Water and Sewer: <i>The project will comply with all City water and sewer standards</i>
				Building: <i>No comments</i>
			Streets: <i>No comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.08A Signs	17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.
			Staff Comments	<i>One new sign is proposed, which will be affixed to the front of the building, and will conform to City regulations. No signage is proposed on the silo.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040 On-site Parking Req.	See Section 17.09.040 for applicable code. 9.4.5, 1 space per 1,000 square feet. 9.4.A.1, fractional spaces are rounded down
			Staff Comments	<i>The site currently contains eight (8) head-in parking spaces. The spaces are slightly reconfigured to accommodate the granary and an outdoor seating area. Comments were</i>

				<p>voiced during the hearing on the CUP regarding the compact stall at the south edge near the adjacent Cornerstone Realty business. The applicant is modifying the parking in this area to allow for several extra feet for car door swing.</p> <p>The 8,100 square foot building would require eight (8) parking spaces. The site plan has been resubmitted since the December 28 Conditional Use Permit approval to show how these eight spaces are configured with regards to the proposed deck, silo and adjacent building to the south. The parking spaces conform to City dimensional requirements.</p> <p>The parking has never been striped for previous uses. Striping is shown in the resubmitted site plan.</p> <p>Staff and the City Engineer believe the best long-term solution to organize parking and pedestrian/bike activities are curb, gutter and sidewalk. That requirement is not triggered by this application, and will be addressed as part of the River Street Master Plan.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	17.08C.040 General Standards <ol style="list-style-type: none"> a. All exterior lighting shall be designed, located and lamped in order to prevent: <ol style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow. b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes. c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties. d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires. e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.
			Staff Comments	<p>The applicant is proposing four (4) new lighting fixtures, to be located over the existing roll-up doors, and over the new pedestrian door. Lighting cut sheets have been submitted, and the proposed lights comply with City dark sky requirements. Lumens and amount of light cast are outlined on the cut sheets submitted; bulbs do not extend below the fixture base. Two existing can fixtures will remain.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bulk Requirements	(Insert sections from applicable zoning district)
			Staff Comments	Existing building meets all bulk requirements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.070(A)1 Street Improvements Required	<p>Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.</p> <p>The existing parking lot sheet drains to the street. No changes are proposed to the drainage in the area. None have been required by the City Engineer or the Street Department.</p>
			Staff Comments	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.070(B) Required Water System Improvements	<p>In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and</p>

				including the subject property and the nearest public street, as recommended by the City Engineer.
			<i>Staff Comments</i>	

Design Review Requirements for Non-Residential, Multifamily, and/or Mixed Use Buildings within the City of Hailey

1. Site Planning: 17.06.080(A)1, items (a) thru (n)

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1a	<p>a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings</p> <p><i>Staff Comments</i> There is no change to the existing building with regards to this standard.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1b	<p>b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6 inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4 inch caliper.</p> <p><i>Staff Comments</i> Staff has asked the applicant to show the existing plant material (one tree) on the site plan, as well as the new plant material proposed on the north side adjacent to the realty office. (See revised site plan).</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1c	<p>c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.</p> <p><i>Staff Comments</i></p> <ul style="list-style-type: none"> - The existing nonconforming parking and loading arrangement has been in place for over 20 years, including the loosely-defined pedestrian access. The applicant is slightly reconfiguring the parking to accommodate eight (8) required parking spaces. The deck and striped parking further define the pedestrian circulation on the site. - A 5'-8" sidewalk is delineated at the back (street side) of the parking. A 3'-4" walkway is delineated at the building frontage. - The building is functional in nature: business uses in this area of River Street are mixed, including the Park-and-Ride/recycling facility directly across the street and a variety of retail/office/warehouse facilities in the vicinity. The proposed use will add vibrancy and activity to River Street, a goal of the City. - It has been noted in the public hearing that parking is highly desired in the area. Many of the surrounding buildings do not have any on-site parking, including: The Advocates Thrift Store, Sun Valley Real Estate, Da Vinci's, Star Law Offices, The Red Door Design House and the Gem Barber Shop. This project is providing all required parking for the building size. The approved change in use to a hybrid

				<i>production facility (brewery) meets the required eight (8) on-site parking spaces.</i>
<input checked="" type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1d	<p>d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.</p> <p><i>Staff Comments</i></p> <p>- No dumpster is proposed; roll cans will be brought curbside on garbage pickup days.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1e	<p>e. Where alleys exist, or are planned, they shall be utilized for building services.</p> <p><i>Staff Comments</i></p> <p>- The existing nonconforming parking and loading arrangement has been in place for over 20 years. While the entire building fronts the alley, the building was not designed with alley access.</p> <p>- The applicant is slightly reconfiguring the parking to accommodate eight (8) required parking spaces. The building is functional in nature: business uses in this area of River Street are mixed, including the Park-and-Ride/recycling facility directly across the street and a variety of retail/office/warehouse facilities in the vicinity. The proposed use will add vibrancy and activity to River Street, a goal of the City.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1f	<p>f. Vending machines located on the exterior of a building shall not be visible from any street.</p> <p><i>Staff Comments</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1g	<p>g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. (NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.)</p> <p>i. Parking areas located within the SCI zoning district may be located at the side or rear of the building.</p> <p>ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.</p> <p><i>Staff Comments</i></p> <p>The site is nonconforming with regards to this standard. All of the existing parking backs out on to the street. Staff and the City Engineer have looked at possible interim solutions in advance of a full redesign of River Street, but none are feasible with the current building location. The Commission could choose to reconfigure the parking to back out into the paved area on private property, at the expense of losing a number of parking spaces and putting the project below the required number of parking spaces. Staff and City Engineer recommend that the existing nonconforming parking be allowed to remain.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1h	<p>h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.</p> <p><i>Staff Comments</i></p> <p>The site is nonconforming with regards to this standard. All of the existing parking backs out on to the street. Staff and the City Engineer have looked at possible interim solutions in advance of a full redesign of River Street, but none are feasible with the current building</p>

				<i>location. The Commission could choose to reconfigure the parking to limit the access point, at the expense of losing a number of parking spaces and putting the project below the required number of parking spaces. Buffering is not feasible at this time, as there is not room to add a buffer strip. Staff and City Engineer recommend that the existing nonconforming parking be allowed to remain. The applicant has proposed to modify the compact parking stall on the south end to allow for car door swing adjacent to the building to the south.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1i	i. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.
			<i>Staff Comments</i>	<i>Staff has calculated the vehicle and hardscape areas at 2,970 square feet, which requires 742.5 square feet of snow storage. Snow will be hauled off site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1j	j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.
			<i>Staff Comments</i>	<i>See Standard (l) below.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1k	k. A designated snow storage area shall not have any dimension less than 10 feet.
			<i>Staff Comments</i>	<i>See Standard (l) below.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1l	l. Hauling of snow from downtown areas is permissible where other options are not practical.
			<i>Staff Comments</i>	<i>Snow will be hauled off site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1m	m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.
			<i>Staff Comments</i>	<i>Snow will be hauled off site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1n	n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.
			<i>Staff Comments</i>	<i>Snow will be hauled off site.</i>

2. Building Design: 17.06.080(A)2, items (a) thru (m)

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2a	a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.
			<i>Staff Comments</i>	<i>The existing one-story building has been in place for over 20 years. The flat-roof building is functional in nature: business uses in this area of River Street are mixed, including the Park-and-Ride/recycling facility directly across the street and a variety of retail/office/warehouse facilities in the vicinity. The majority of buildings in the area are of a similar size and scale.</i> <i>The site plan includes an exterior silo, 8' in diameter by 24'-6" in height' located at the north end of the site. It will be affixed to the building with a 2-3" flex auger. The silo is galvanized steel grey, and is not proposed to be painted, or to have any signage. The proposed silo will be visible above the roofline from viewpoints along River Street. It would be impossible to locate a silo on this site that was not visible. The silo could be located on the rooftop, similar to Sun Valley Brewery, which would likely be even more visible from a wider range of viewpoints, including Main Street. The silo is an important component of</i>

				<i>the brewing process, and has come to signify “brewery” in many towns throughout the country.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2b	b. Standardized corporate building designs are prohibited.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2c	c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.
			<i>Staff Comments</i>	<i>The building is one story, with a low profile. The addition of a deck, door and lighting will add to the human scale.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2d	d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.
			<i>Staff Comments</i>	<i>The addition of a deck, signage and lighting will help the front façade create a human scale.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2e	e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2f	f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.
			<i>Staff Comments</i>	<i>There are no changes to the proposed building colors. The new sign has not yet been submitted to the City. The silo is proposed as galvanized gray. The deck is dark brown, as shown on the submitted sample.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2g	g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.
			<i>Staff Comments</i>	<i>The existing building is compatible with the existing buildings. The color proposed for the silo is the natural color of the silo material, and will not draw attention to it.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2h	h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.
			<i>Staff Comments</i>	<i>The existing building is one story.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2i	i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space: <ul style="list-style-type: none"> i) Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building’s wall plane shall be oriented within 30 degrees of true south. ii) South facing windows with eave coverage. At least 40% of the building’s total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south. iii) Double glazed windows. iv) Windows with Low Emissivity glazing. v) Earth berming against exterior walls vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-

				<p>site.</p> <p>vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.</p>
			<i>Staff Comments</i>	<i>The existing building has low energy use due to thick walls and limited windows.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2j	<p>j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.</p>
			<i>Staff Comments</i>	<i>The flat-roofed building will not shed snow on pedestrian or parking areas.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2k	<p>k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.</p>
			<i>Staff Comments</i>	<i>Downspouts are existing and no problems have been noted.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2l	<p>l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).</p>
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2m	<p>m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Article 8.</p>
			<i>Staff Comments</i>	<i>A Master signage plan is not required of a single-tenant building.</i>

3. Accessory Structures, Fences and Equipment/Utilities: 17.06.080(A)3, items (a) thru (i)

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3a	<p>a. Accessory structures shall be designed to be compatible with the principal building(s).</p>
			<i>Staff Comments</i>	<i>The silo is considered an accessory structure. The location of the silo was moved during the CUP process to increase compatibility with the neighborhood.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3b	<p>b. Accessory structures shall be located at the rear of the property.</p>
			<i>Staff Comments</i>	<i>No space exists to the rear of the property for the silo. It is located in the least obtrusive portion of the River Street frontage.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3c	<p>c. Walls and fences shall be constructed of materials compatible with other materials used on the site.</p>
			<i>Staff Comments</i>	<i>A low seating rail is proposed around the deck. Materials are compatible with the building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3d	<p>d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.</p>
			<i>Staff Comments</i>	<i>The deck and related railing are modest in size. A planter is to be added in the narrow space between the deck and the adjacent building to the south.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3e	<p>e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.</p>

			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3f	f. The hardware associated with alternative energy sources shall be incorporated into the building’s design and not detract from the building and its surroundings.
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3g	g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.
			<i>Staff Comments</i>	<i>Trash receptacles will be brought curbside on garbage days.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3h	i. All service lines into the subject property shall be installed underground.
			<i>Staff Comments</i>	<i>All services lines are underground.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3i	j. Additional appurtenances shall not be located on existing utility poles.
			<i>Staff Comments</i>	

4. Landscaping: 17.06.080(A)4, items (a) thru (n)

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4a	a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.
			<i>Staff Comments</i>	<i>Plant materials will be appropriate for the environment.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4b	b. All plant species shall be hardy to the Zone 4 environment.
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4c	c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.
			<i>Staff Comments</i>	<i>No irrigation exists for the existing tree.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4d	d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. New landscaped areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper and a maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.
			<i>Staff Comments</i>	<i>The building and hardscape are existing, leaving very little room on the property for landscaping. The applicant is using an existing landscape strip to expand on-site landscaping.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4e	e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4f	f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts

				shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.
			<i>Staff Comments</i>	<i>Pedestrian-oriented landscaping is not possible in this block of River Street until complete reconstruction of the street is undertaken. Planting is proposed next to the deck where people will congregate.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4g	g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4h	h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).
			<i>Staff Comments</i>	<i>The applicant will be responsible for maintaining plant material in healthy condition.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4i	i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4j	j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4k	k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three foot horizontal separation of walls.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4l	l. Landscaping should be provided within or in front of extensive retaining walls.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4m	m. Retaining walls over 24" high may require railings or planting buffers for safety.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4n	n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.
			<i>Staff Comments</i>	

**Additional Design Review Requirements for
 Non-Residential Buildings Located within B, LB, or TN**

1. Site Planning: 17.06.080(B)1, items (a) thru (b)

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)1a	a. The site shall support pedestrian circulation and provide pedestrian amenities. Sidewalks shall be provided along building fronts.
			<i>Staff Comments</i>	<i>A sidewalk is shown on the building front.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)1b	b. Wider sidewalks are encouraged to provide additional amenities such as seating areas and bicycle racks.
			<i>Staff Comments</i>	<i>Wider sidewalks will be included in the re-design of River Street. This is not feasible at the present time.</i>

2. Building Design: 17.06.080(B)2, items (a) thru (c)					
Compliant			Standards and Staff Comments		
Yes	No	N/A	City Code	City Standards and Staff Comments	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)2a	<p>a. The main facade shall be oriented to the street. The main entrance(s) to the building shall be located on the street side of the building. If the building is located on a corner, entrances shall be provided on both street frontages. If the design includes a courtyard, the main entrance may be located through the courtyard. Buildings with more than one retail space on the ground floor are encouraged to have separate entrances for each unit.</p>	
			<i>Staff Comments</i>	<i>The entrance to the building is on River Street.</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B)2b	<p>b. Multi-unit structures shall emphasize the individuality of units or provide visual interest by variations in roof lines or walls or other human scale elements. Breaking the facades and roofs of buildings softens the institutional image which may often accompany large buildings.</p>	
			<i>Staff Comments</i>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)2c	<p>c. Building designs shall maximize the human scale of buildings and enhance the small town "sense of place". This can be achieved by utilizing voids and masses, as well as details, textures, and colors on building facades. Human scale can also be achieved by incorporating structural elements such as colonnades and covered walkways, overhangs, canopies, entries, and landscaping. Particular attention should be paid to creating interest at the street level.</p>	
			<i>Staff Comments</i>	<i>While the building design is simple and functional, the use of the property as a brewery and the addition of outdoor seating will enhance human scale and activity.</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B)2d	<p>d. Buildings that exceed 30 feet in height, the entire roof surface shall not project to the highest point of the roof. The Commission shall review building height relative to the other dimensions of width and depth combined with detailing of parapets, cornices, roof, and other architectural elements.</p>	
			<i>Staff Comments</i>		
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B)2e	<p>e. Livable outdoor spaces in multi-story buildings that create pleasing elements and reduce the mass of taller buildings are encouraged.</p>	
			<i>Staff Comments</i>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)2f	<p>f. Fire department staging areas shall be incorporated into the design elements of the building.</p>	
			<i>Staff Comments</i>	<i>The building is within 150' of the street.</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B)2g	<p>g. New buildings adjacent to residential areas shall be designed to ensure that building massing and scale provide a transition to adjoining residential neighborhoods. Possible mitigation techniques include, but are not limited to the following:</p> <ul style="list-style-type: none"> i. Locating open space and preserving existing vegetation on the edge of the site to further separate the building from less intensive uses; ii. Stepping down the massing of the building along the site's edge; and iii. Limiting the length of or articulating building facades to reflect adjacent residential patterns 	
			<i>Staff Comments</i>		

6A.6 Criteria.

- A. The Commission or Hearing Examiner shall determine the following before approval is given:**
- 1. The project does not jeopardize the health, safety or welfare of the public.**
 - 2. The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Ordinance, and City Standards.**
- B. Conditions. The Commission or Hearing Examiner may impose any condition deemed necessary. The Commission or Hearing Examiner may also condition approval of a project with subsequent review and/or approval by the Administrator or Planning Staff. Conditions which may be attached include, but are not limited to those which will:**
- 1. Ensure compliance with applicable standards and guidelines.**
 - 2. Require conformity to approved plans and specifications.**
 - 3. Require security for compliance with the terms of the approval.**
 - 4. Minimize adverse impact on other development.**
 - 5. Control the sequence, timing and duration of development.**
 - 6. Assure that development and landscaping are maintained properly.**
 - 7. Require more restrictive standards than those generally found in the Zoning Ordinance.**
- C. Security. The applicant may, in lieu of actual construction of any required or approved improvement, provide to the City such security as may be acceptable to the City, in a form and in an amount equal to the cost of the engineering or design, materials and installation of the improvements not previously installed by the applicant, plus fifty percent (50%), which security shall fully secure and guarantee completion of the required improvements within a period of one (1) year from the date the security is provided.**
- 1. If any extension of the one year period is granted by the City, each additional year, or portion of each additional year, shall require an additional twenty percent (20%) to be added to the amount of the original security initially provided.**
 - 2. In the event the improvements are not completely installed within one (1) year, or upon the expiration of any approved extension, the City may, but is not obligated, to apply the security to the completion of the improvements and complete construction of the improvements.**

The following conditions are suggested to be placed on any approval of this application:

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Zoning Ordinance at the time of the new use.
- c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the applicant's sole expense

include, but will not be limited to, the following requirements and improvements:

- d) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
- e) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.
- f) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
- g) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.
- h) All of the Conditions of Approval of the December 28, 2015 Conditional Use Permit for Sawtooth Brewery shall be met, and shall remain in effect.
- i) Species and sizes of plant material for the planter shall be approved by staff prior to issuance of the building permit.

Motion Language

Approval:

Motion to approve the Design Review application submitted by Sawtooth Brewery for a grain silo, new door, deck, landscaping and lighting (110 North River Street, Lots 16-18, Block 41 Hailey Townsite), finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, Title 18, and City Standards, provided conditions (a) through (i) are met.

Denial:

Motion to deny the Design Review application submitted by Sawtooth Brewery for a grain silo, new door, deck, landscaping and lighting (110 North River Street, Lots 16-18, Block 41 Hailey Townsite), finding that _____ [the Commission should cite which standards are not met and provided the reason why each identified standard is not met].

Continuation:

Motion to continue the public hearing on the Design Review application submitted by by Sawtooth Brewery for a grain silo, new door, deck, landscaping and lighting (110 North River Street, Lots 16-18, Block 41 Hailey Townsite), to _____ [Commission should specify a date).

Sawtooth Brewery Hybrid Production Facility

Light Fixtures

All lights will use the same light bulb (19PAR38HO/827NF25/277V). Spec sheet is attached.

The bulb does not extend beyond the bottom of the light fixture and together meet dark sky ordinances.

Two 18 inch fixtures will be mounted at 15 ft. up providing 44 footcandles on the ground in front of the right two rollup doors.

One 12 inch fixture will be mounted above the new man door in the middle of the building at 9 feet up providing 124 foot candles on the ground.

One 12 inch fixture will be mounted above the sign in the center of the building (sign permit has been submitted) at 19 feet providing less than 44 footcandles on the ground.

There will not be a light above the left door as this is blocked on the inside by a cooler and on the outside by the grain silo.

There are two existing can light fixtures above the existing entry 14 feet up. These will each provide just over 44 footcandles on the ground (44 footcandles at 15 feet up, see spec sheet).

HEAVY DUTY

RH12, RH14, RH16, RH18, RH20

Aluminum Shade w/ Glass and Guard Options
 1/2" IP and 3/4" IP Arm, Stem and Pendant Options
 UL Wet Location Listed
 UL Damp Location Listed Pendants



Fixture

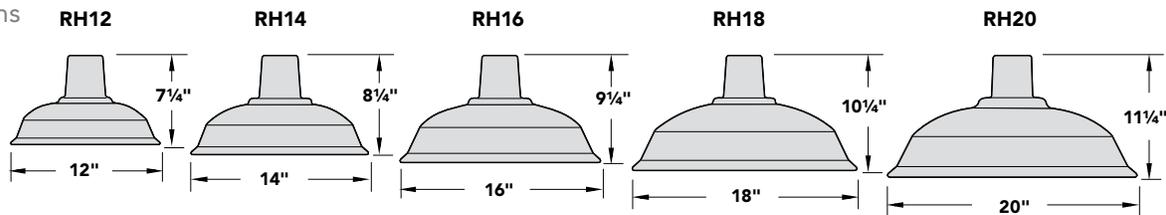
- Aluminum Shade
- Incandescent, Fluorescent, and LED Options

Finishes

- Shade, Arm and Stem Finish Options
- See Reverse Side of Sheet for Finish Options

Mounting

- 1/2" IP and 3/4" IP Arms Available
- Stem and Pendant Options



ORDERING EXAMPLE (FIXTURE AND MOUNTING SHOWN)

PIPE	CAT NO.	LAMP	FINISH	PIPE	MOUNTING	FINISH
3	RH18	LED18	PNA	3	SL23	PNA

3/4" IP, Heavy Duty 18", 18W LED, Painted Natural Aluminum Shade
 3/4" IP, Small Loop 23", Painted Natural Aluminum

PIPE	CAT NO.	LAMP / BALLAST	SHADE / MOUNT FINISH	ACCESSORIES
2	1/2" IP RH12	M Incandescent Med Base 100W max	All Standard and Specialty Finishes Coastal Finish Option - Add "-C" to end of order number Specify finish for Shade and Arm or Stem separately as in the example above. Cage or Guard finish will match Shade finish.	CG Clear Glass
3	3/4" IP RH14	GU2413 ¹ 13W GU24 Base, 2700K, 120V		FG Frosted Glass
	RH16	GU2418 ¹ 18W GU24 Base, 2700K, 120V		OG Opal Glass
	RH18	GU2426 ¹ 26W GU24 Base, 2700K, 120V		CGG Clear Glass w/ Cast Guard
	RH20	GU2432 ^{1,6} 32W GU24 Base, 2700K, 120V		FGG Frosted Glass w/ Cast Guard
		GU2442 ^{1,6} 42W GU24 Base, 2700K, 120V		OGG Opal Glass w/ Cast Guard
	LED12 ^{1,11} 12W COB LED, 2700°K 90 CRI, 120V, 840 Lumens	CGWC Clear Glass w/ Wire Cage		
	LED18 ^{1,11} 18W COB LED, 2700°K 90 CRI, 120V, 1260 Lumens	FGWC Frosted Glass w/ Wire Cage		
			OGWC Opal Glass w/ Wire Cage	
			WG Wire Guard	

¹ LAMPS/LEDS INCLUDED

⁶ NOT FOR USE IN GLASS/CASTGUARD/WIRE CAGE ENCLOSURES

¹¹ FROSTED GLASS (FG) INCLUDED

PIPE	CAT NO.	LAMP/BALLAST	SHADE FINISH	ACCESSORY
3	RH18	LED18	PNA	

MOUNT PIPE	MOUNT	MOUNT FINISH
3	SL23	PNA

Project _____

Fixture Type _____

Location _____

Contact _____

Phone _____



HEAVY DUTY

RH12, RH14, RH16, RH18, RH20

Aluminum Shade w/ Glass and Guard Options

½" IP and ¾" IP Arm, Stem and Pendant Options

UL Wet Location Listed

UL Damp Location Listed Pendants



LAMPS/BALLASTS

INCANDESCENT LAMPS

	WATTS	LUMENS	VOLTS	APPLICATION	BASE
 M Medium	100W max	1400	120V	w/o Glass	Med (E26)
	100W max	1400	120V	w/ Glass	Med (E26)
	100W max	1400	120V	Pendant	Med (E26)

LEDS (included)

CAT. NO.	WATTS	LUMENS	VOLTS	COLOR TEMP ±100°	CRI	DIMMING ^A
LED12	12W	840	120V	2700°K	90	Incandescent
LED18	18W	1260	120V	2700°K	90	Incandescent

70% LUMEN MAINTENANCE @ 50,000 HOURS ^A 277V NOT DIMMABLE

COMPACT FLUORESCENT LAMPS (GU24 CFL)

	WATTS	LUMENS	120V	COLOR TEMP	BASE	LAMP TYPE
 GU24 Self Ballasted	13	900	GU2413	2700°K	GU24	bi-pin twist & lock spiral lamp (included)
	18	1200	GU2418	2700°K	GU24	bi-pin twist & lock spiral lamp (included)
	26	1450	GU2426	2700°K	GU24	bi-pin twist & lock spiral lamp (included)
	32	2200	GU2432	2700°K	GU24	bi-pin twist & lock spiral lamp (included)
	42	2800	GU2442	2700°K	GU24	bi-pin twist & lock spiral lamp (included)

FINISHES

COASTAL FINISH OPTION

- The Coastal Finish is a coating available to protect finishes on fixtures installed in coastal environments.
- To specify, add "-C" to end of order number

FIXTURES/SHADES

- Specialty Finishes can be specified for all Fixtures/Shades, unless otherwise noted.
- The insides of all Shades are painted Gloss White (WT) unless otherwise specified.
- Fixtures/Shades in Galvanized (GA) finish are not painted white inside. Shades will be Galvanized (GA) finish inside.
- Mounting Canopy finish to match Shade finish

MOUNTS

- Arms, Stems and Wall Mounts can be specified in all Standard and Specialty Finishes.
- Post Mounts can be specified only in Standard Finishes.

STANDARD FINISHES

- | | |
|-------------------------------------|-----------------------------------|
| ABL Aegean Blue | PNC Painted Natural Copper |
| BB Burnished Bronze | RD Red |
| BK Gloss Black | SGW Semi Gloss White |
| BLU Blue | SS Satin Silver |
| BZP Bronze Patina | TBZ Textured Bronze |
| DVG Dove Gray | TGP Textured Graphite |
| FLG Flannel Gray | TNG Tangerine |
| HG Hunter Green | TTL Tahitian Teal |
| LG Lime Green | WT Gloss White |
| MB Matte Black | |
| PNA Painted Natural Aluminum | |

SPECIALITY FINISHES

- | | |
|----------------------|--------------------------|
| GA Galvanized | SA Satin Aluminum |
|----------------------|--------------------------|



PAR38 HO 19W TITANIUM LED SERIES



PRO



19W REPLACES



**250W
Hal.**

80% Energy Savings

\$919 Savings
per lamp*

- ⌚ Universal voltage 120-277V
- ⌚ 10,000+ candela replaces 250W Halogen & 39W HID
- ⌚ Powerful light output 1775 lumens
- ⌚ Exceptional efficacy 93 LPW in Warm White
- ⌚ Even beam distribution



LM 79

LM 80

TM 21

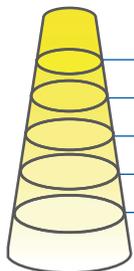


HIGH CANDELA OUTPUT - SUPERIOR PERFORMANCE



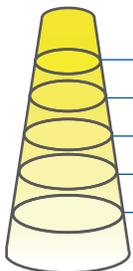
ILLUMINANCE & CANDELA DISTRIBUTION

19PAR38HO/827NF25/277V



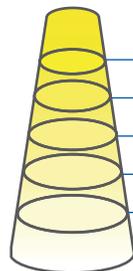
Diameter	Footcandles
0.6	1111
1.1	278
1.7	124
2.2	69
2.8	44

19PAR38HO/830NF25/277V

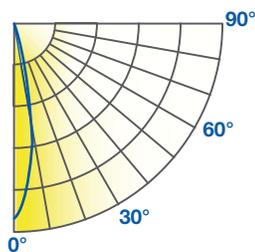


Diameter	Footcandles
0.6	1133
1.1	283
1.7	126
2.2	71
2.8	45

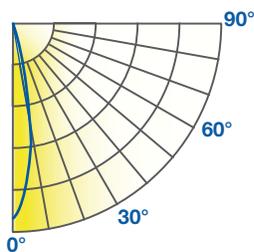
19PAR38HO/840NF25/277V



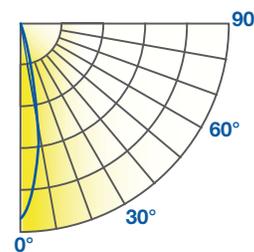
Diameter	Footcandles
0.6	1156
1.1	289
1.7	128
2.2	72
2.8	46



Degree	Candela
0	10,000
5	9000
15	2050
25	272
35	98
45	81

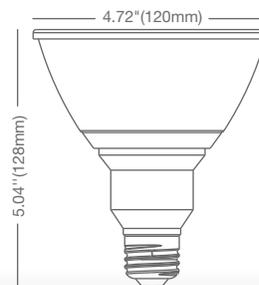


Degree	Candela
0	10,200
5	9180
15	2091
25	277
35	100
45	82



Degree	Candela
0	10,400
5	9360
15	2132
25	283
35	104
45	84

- Base:** E26
- Voltage:** 120-277V
- Dimmable:** No
- PF:** 0.9
- Lifetime:** 40,000 hrs
- Weight:** 0.86lb / 390g



SPECIFICATIONS**

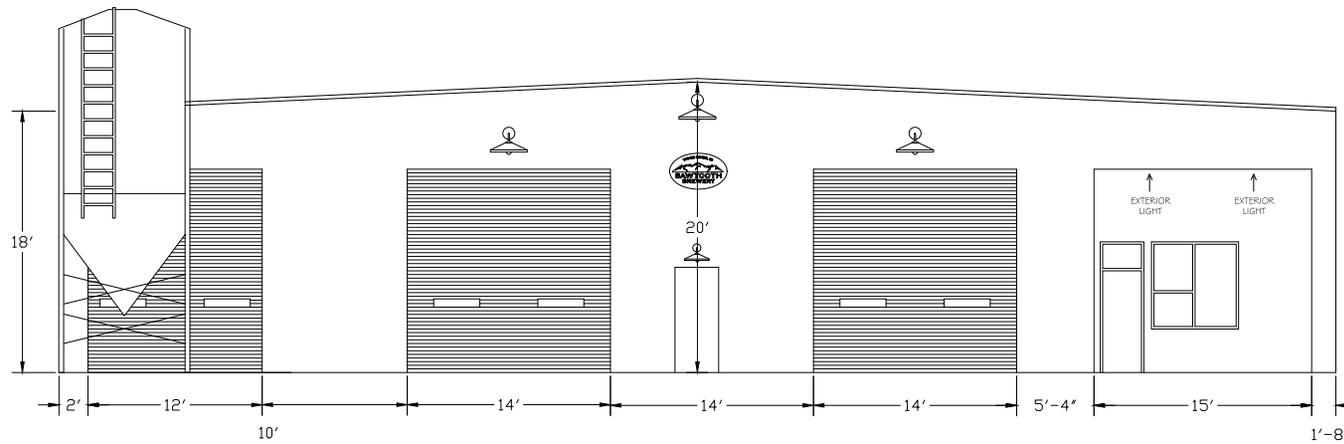
Model	Product	Power (W)	CCT	CRI (typ.)	Lumens	LPW	Beam Angle	CBCP (cd)
19PAR38HO/827NF25/277V	97769	19	Warm White 2700K	80	1725	91	NF 25°	10,000
19PAR38HO/830NF25/277V	97772	19	Warm White 3000K	80	1775	93	NF 25°	10,200
19PAR38HO/840NF25/277V	97778	19	Natural White 4000K	80	1850	97	NF 25°	10,400

* Savings per lamp based on \$0.11 / kw energy cost, 12 hrs / day lamp usage, \$18 halogen with 1500-hr lifetime, \$32 LED with 40,000-hr lifetime

** Specification data is preliminary and may be subject to change

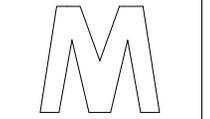
*** Not intended for use in totally enclosed fixtures

**** Suitable for damp locations. Not for use where directly exposed to the weather or water




BREWERY FRONT ELEVATION
 SCALE 1/4" = 1'-0"

GENERAL NOTES



DESIGN AND INTERIORS

511 EAST AVE,
KETCHUM, ID 83340
SECOND FLOOR

ALL DIMENSIONS AND SIZE DESIGNATIONS GIVEN ARE SUBJECT TO VERIFICATION ON JOB SITE AND ADJUSTMENT TO FIT JOB CONDITION.
 DESIGN PLANS ARE PROVIDED FOR THE FAIR USE BY THE CLIENT OR HIS AGENT IN COMPLETING THE PROJECT AS LISTED WITHIN THIS CONTRACT. DESIGN PLANS REMAIN THE PROPERTY OF THIS FIRM AND CANNOT BE USED OR REUSED WITHOUT PERMISSION.

KEY NOTES

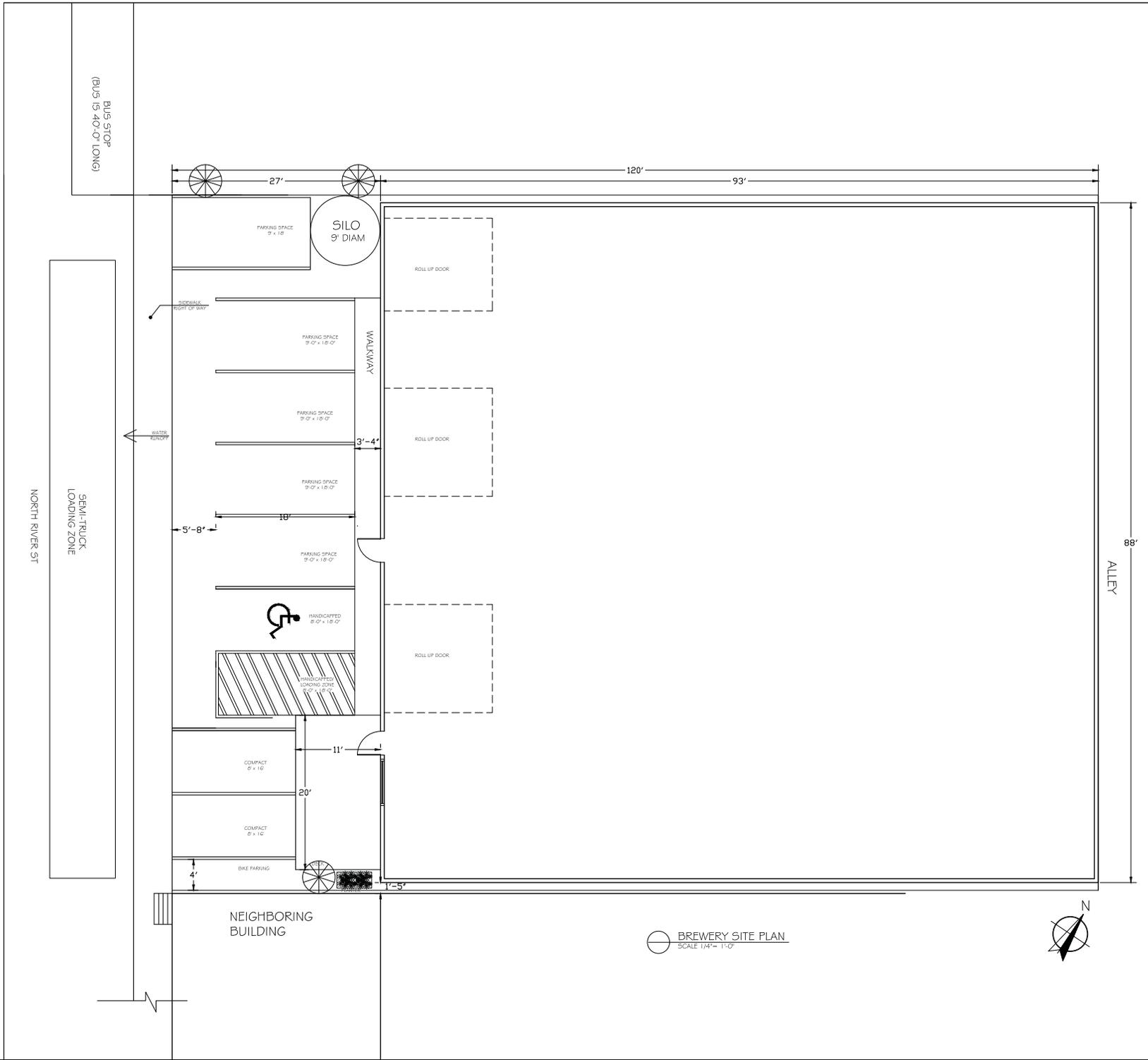
DATE: JANUARY 20 2015

SCALE: 3/8" = 1'-0"

REV:

SHEET TITLE:
ELEVATION

SHEET #



BREWERY SITE PLAN
SCALE 1/4" = 1'-0"



GENERAL NOTES

M
 DESIGN AND INTERIORS
 511 EAST AVE,
 KETCHUM, ID 83340
 SECOND FLOOR

ALL DIMENSIONS AND SIZE DESIGNATIONS GIVEN ARE SUBJECT TO VERIFICATION ON JOB SITE AND ADJUSTMENT TO FIT JOB CONDITION.
 DESIGN PLANS ARE PROVIDED FOR THE FAIR USE BY THE CLIENT OR HIS AGENT IN COMPLETING THE PROJECT AS LISTED WITHIN THIS CONTRACT. DESIGN PLANS REMAIN THE PROPERTY OF THIS FIRM AND CANNOT BE USED OR REUSED WITHOUT PERMISSION.

BREWERY
 110 N River St,
 Hailey, ID 83333

DATE: JANUARY 20 2016

SCALE: 1/4" = 1'-0"

REV:

KEY NOTES

SHEET TITLE:
 SITE PLAN

SHEET #



Silo to be installed

8 ft. diameter

24.5 ft. tall

Will not be painted

SILO







WOOD RIVER, ID
SAWTOOTH
BREWERY

EST. 1982

Return to Agenda

**DESIGN REVIEW
STAFF REPORT**

TO: Hailey Planning and Zoning Commission

FROM: Lisa Horowitz, Community Development Director

RE: Design Review application submitted by Zoning District.

HEARING: January 28, 2016

Applicant: Tectonic Management Group, representing Atlantic Aviation

Request: Design review applicaiton by Tectonic Managemetn Group, representing Atlantic Aviation operating as Sun Valley Aviation, Inc. for a new 32,500 square foot airport hangar to be located adjacent to the existing hangar

Location: 2230 Aviation Drive in Hailey on the "FBO Parcel", Section 15, T2N, R18E

Zoning: Airport (A) Zoning Dist

Notice

Notice for the public hearing was published in the Idaho Mountain Express on January 6, 2016 and mailed to property owners within 300 feet on January 6, 2016.

Application

Design Review application for a new 32,500 square foot airport hangar to be located across the parking lot to the north of the existing hangar. The building design will be the same as the existing hangar. Materials for the exterior include custom color metal siding.

The City approved a 25,842 square foot hangar and an 8,777 square foot Fixed Base Operation Terminal (attached to the hangar) for Sun Valley Aviation in May of 2004. A second hangar was approved conceptually at that time, but did not receive full design review approval. The applicant is now seeking approval for that second hangar. It is very similar to the approved hangar, with a slightly larger footprint, and a slightly lower roof profile.

Procedural History

The application was submitted on December 22, 2015 and certified complete on the same date. A public hearing before the Planning and Zoning Commission for approval or denial of the project was held on January 25, 2016, in the Hailey City Council Chambers.

General Requirements for all Design Review Applications				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: <i>No comments</i>
				Life/Safety: <i>No comments</i>
				Water and Sewer: <i>a 1,500 interceptor will tie to the floor drains in the hangar, and connect to a drywell. The floor drains in the office area will contact to sanitary lines tied to a lift station serving Atlantic Aviation. See condition of approval related to the private water line serving the site.</i>
				Building: <i>No comments</i>
			Streets: <i>No comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.08A Signs	17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.
			Staff Comments	<i>No new signage is proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040 On-site Parking Req.	See Section 17.09.040 for applicable code. 9.4.5, 1 space per 1,000 square feet. 9.4.A.1, fractional spaces are rounded down
			Staff Comments	<i>Per the City files, the two buildings approved in 2004 were required to have 30 parking spaces. The new building requires an additional 30 spaces for a total of 60 spaces serving the entire complex. Note that the applicant has a slightly higher parking count for the existing buildings, which would require 42 spaces. This would then require 72 spaces in total.</i> <i>A total of 86 spaces are shown, in two primary parking lots. The south lot contains 34 spaces (4 handicap near the Porte cochere) and the north lot contains 48 spaces. Four (4) additional spaces are shown on the north side of the proposed hangar.</i> <i>The City code requires parking lots over 60 spaces to be landscaped. Staff does not believe this standard is applicable, as the parking is in two separate lots, and because the industrial nature of the use may not be hospitable for healthy tree growth.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	17.08C.040 General Standards a. All exterior lighting shall be designed, located and lamped in order to prevent: 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow. b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting

				<p>that is desired for security purposes.</p> <p>c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.</p> <p>d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.</p> <p>e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.</p>
			<i>Staff Comments</i>	<i>A lighting plan has been submitted which shows the footcandle study for the parking area. Various fixtures are called out: AA, AAE and BB. Cut sheets have been submitted. Flood lights will be connected to a photo cell and timer.</i>
<input checked="" type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	Bulk Requirements	(Insert sections from applicable zoning district)
			<i>Staff Comments</i>	<p><i>The building is far from any adjacent property lines. The site is described as a 161,036 "lease Area" within Friedman Memorial Airport.</i></p> <p><i>The proposed hangar is 42' tall. The existing hangar is 45' tall. The Hailey Zoning Code does not establish a height limit in the Airport (A) Zone District but stipulates that heights are subject to FAA regulations. Preliminary engineering information has been submitted that shows the maximum height of buildings related to runway takeoff. Staff has asked that compliance with FAA regulations be documented in writing prior to issuance of a Building Permit.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.070(A)1 Street Improvements Required	<p>Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.</p> <p><i>New drywells to drain the building are shown on the site plan. The hardscape surfaces are existing and were approved in 2004.</i></p>
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.070(B) Required Water System Improvements	<p>In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.</p>
			<i>Staff Comments</i>	

Design Review Requirements for Non-Residential, Multifamily, and/or Mixed Use Buildings within the City of Hailey				
1. Site Planning: 17.06.080(A)1, items (a) thru (n)				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1a	a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings
			<i>Staff Comments</i>	<i>Sun exposure is not particularly relevant for the proposed use (storage of aircraft).</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1b	b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6 inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4 inch caliper.
			<i>Staff Comments</i>	<i>Staff has asked the applicant to show the existing plant material on the site plan. No new plant material is proposed. Little to no plantings exist in the vicinity.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1c	c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.
			<i>Staff Comments</i>	<i>There is limited pedestrian access to the building, as it is to be used primarily to move aircraft in and out. This will be accomplished by towing. Five (5) foot sidewalks are shown around the building perimeter.</i>
<input checked="" type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1d	d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.
			<i>Staff Comments</i>	<i>Staff has requested clarification as to the relocation of the existing dumpsters.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1e	e. Where alleys exist, or are planned, they shall be utilized for building services.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1f	f. Vending machines located on the exterior of a building shall not be visible from any street.
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1g	
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1h	g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. (NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.) i. Parking areas located within the SCI zoning district may be located at the side or rear of the building. ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street. h.
			<i>Staff Comments</i>	<i>Parking is located in a functional matter for the uses proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1i	i. Snow storage areas shall be provided on-site where practical and sited in a

				manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.
			<i>Staff Comments</i>	<i>The applicant has calculated the vehicle and hardscape areas at 12,850 square feet, which requires 3,213 square feet of snow storage. 5,025 square feet of snow storage is shown on the site plan to the east of the proposed hangar.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1j	j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.
			<i>Staff Comments</i>	<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1k	k. A designated snow storage area shall not have any dimension less than 10 feet.
			<i>Staff Comments</i>	<i>This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1l	l. Hauling of snow from downtown areas is permissible where other options are not practical.
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1m	m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.
			<i>Staff Comments</i>	<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1n	n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.
			<i>Staff Comments</i>	<i>The snow storage area does not contain any landscaping.</i>

2. Building Design: 17.06.080(A)2, items (a) thru (m)

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2a	a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.
			<i>Staff Comments</i>	<i>The building is compatible in scale with the existing hangar. The applicant has submitted a variety of visual renderings from four locations noted on Sheet D, Photographic Locations of Renderings. Three of these locations are from highway 75. The proposed new hangar is slightly smaller in height than the existing hangar, with a slightly different color scheme. Color palette is compatible with the existing buildings.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2b	b. Standardized corporate building designs are prohibited.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2c	c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.
			<i>Staff Comments</i>	<i>The functional nature of the building is not to encourage human activity other than the trained employees moving aircraft in and out of the building. This standard does not apply.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2d	d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building

				surfaces and volumes.
			<i>Staff Comments</i>	<i>There is not really a street façade to the building. Renderings show how the color scheme reads from Highway 75. The building is very functional in nature. A very similar building was approved by the City in 2004.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2e	e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2f	f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.
			<i>Staff Comments</i>	<i>Colors are varied; materials are metal siding in three color schemes as shown on the material cut sheet and elevations.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2g	g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.
			<i>Staff Comments</i>	<i>The proposed building is compatible with the existing buildings.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2h	h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.
			<i>Staff Comments</i>	<i>The proposed building has a pitched roof.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2i	i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space: i) Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building’s wall plane shall be oriented within 30 degrees of true south. ii) South facing windows with eave coverage. At least 40% of the building’s total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south. iii) Double glazed windows. iv) Windows with Low Emissivity glazing. v) Earth berming against exterior walls vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site. vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.
			<i>Staff Comments</i>	<i>The building incorporates insulated low e glass and full cavity butt insulation.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2j	j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.
			<i>Staff Comments</i>	<i>Snow clips, gutters and downspouts are shown on all sides.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2k	k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.
			<i>Staff Comments</i>	<i>Downspouts drain into underground drains.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2l	l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2m	m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Article 8.
			<i>Staff Comments</i>	<i>No new signage is proposed. Staff believes a "Wayfinding" plan is needed for the entire airport area, including Atlantic Aviation.</i>
3. Accessory Structures, Fences and Equipment/Utilities: 17.06.080(A)3, items (a) thru (i)				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3a	a. Accessory structures shall be designed to be compatible with the principal building(s).
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3b	b. Accessory structures shall be located at the rear of the property.
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3c	c. Walls and fences shall be constructed of materials compatible with other materials used on the site.
			<i>Staff Comments</i>	<i>Fencing is proposed to match existing (chain link).</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3d	d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.
			<i>Staff Comments</i>	<i>Fencing is proposed to match existing, which does not dominate.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3e	e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3f	f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3g	g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.
			<i>Staff Comments</i>	<i>Staff has asked for clarification on the trash receptacles.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3h	i. All service lines into the subject property shall be installed underground.

				<i>Staff Comments</i>	<i>All services lines are underground.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3i		j. Additional appurtenances shall not be located on existing utility poles.
				<i>Staff Comments</i>	
4. Landscaping: 17.06.080(A)4, items (a) thru (n)					
Compliant			Standards and Staff Comments		
Yes	No	N/A	City Code	City Standards and Staff Comments	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4a	a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.	
			<i>Staff Comments</i>	<i>No new plant material is proposed. Existing plant material is healthy, as shown in the various site renderings. A site plan has been submitted showing the existing landscaping.</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4b	b. All plant species shall be hardy to the Zone 4 environment.	
			<i>Staff Comments</i>		
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4c	c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.	
			<i>Staff Comments</i>		
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4d	d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. New landscaped areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper and a maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.	
			<i>Staff Comments</i>	<i>While the A zone is not specifically excluded from this standard, the nature of this building does not lend itself to extensive landscaping. Disturbed areas will be re-seeded prior to C of O.</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4e	e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.	
			<i>Staff Comments</i>		
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4f	f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.	
			<i>Staff Comments</i>		
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4g	g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.	
			<i>Staff Comments</i>		
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4h	h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well maintained condition (i.e., all weeds and trash	

				removed, dead plant materials removed and replaced).
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4i	i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4j	j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4k	k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three foot horizontal separation of walls.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4l	l. Landscaping should be provided within or in front of extensive retaining walls.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4m	m. Retaining walls over 24" high may require railings or planting buffers for safety.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4n	n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.
			<i>Staff Comments</i>	

6A.6 Criteria.

- A. The Commission or Hearing Examiner shall determine the following before approval is given:
 - 1. The project does not jeopardize the health, safety or welfare of the public.
 - 2. The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Ordinance, and City Standards.

- B. Conditions. The Commission or Hearing Examiner may impose any condition deemed necessary. The Commission or Hearing Examiner may also condition approval of a project with subsequent review and/or approval by the Administrator or Planning Staff. Conditions which may be attached include, but are not limited to those which will:
 - 1. Ensure compliance with applicable standards and guidelines.
 - 2. Require conformity to approved plans and specifications.
 - 3. Require security for compliance with the terms of the approval.
 - 4. Minimize adverse impact on other development.
 - 5. Control the sequence, timing and duration of development.
 - 6. Assure that development and landscaping are maintained properly.
 - 7. Require more restrictive standards than those generally found in the Zoning Ordinance.

- C. Security. The applicant may, in lieu of actual construction of any required or approved improvement, provide to the City such security as may be acceptable to the City, in a form and in an amount equal to the cost of the engineering or design, materials and installation of the improvements not previously installed by the applicant, plus fifty percent (50%), which security shall

fully secure and guarantee completion of the required improvements within a period of one (1) year from the date the security is provided.

- 1. If any extension of the one year period is granted by the City, each additional year, or portion of each additional year, shall require an additional twenty percent (20%) to be added to the amount of the original security initially provided.**
- 2. In the event the improvements are not completely installed within one (1) year, or upon the expiration of any approved extension, the City may, but is not obligated, to apply the security to the completion of the improvements and complete construction of the improvements.**

The following conditions are suggested to be placed on any approval of this application:

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Zoning Ordinance at the time of the new use.
- c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the applicant's sole expense include, but will not be limited to, the following requirements and improvements:
- d) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
- e) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.
- f) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
- g) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.
- h) Compliance with FAA regulations shall be documented in writing and submitted to the City prior to issuance of any building permits.
- i) The 8" water service line shall be considered a private line and not maintained by the City; City responsibility shall stop at the valve on the 12" main.

Motion Language

Approval:

Motion to approve the Design Review application submitted by Tectonic Management Group, representing Atlantic Aviation operating as Sun Valley Aviation, Inc. for a new 32,500 square foot airport hangar to be located adjacent to the existing hanger located at 2230 Aviation Drive in Hailey on the "FBO Parcel", Section 15, T2N, R18E in the Airport Zoning District, finding that the project does

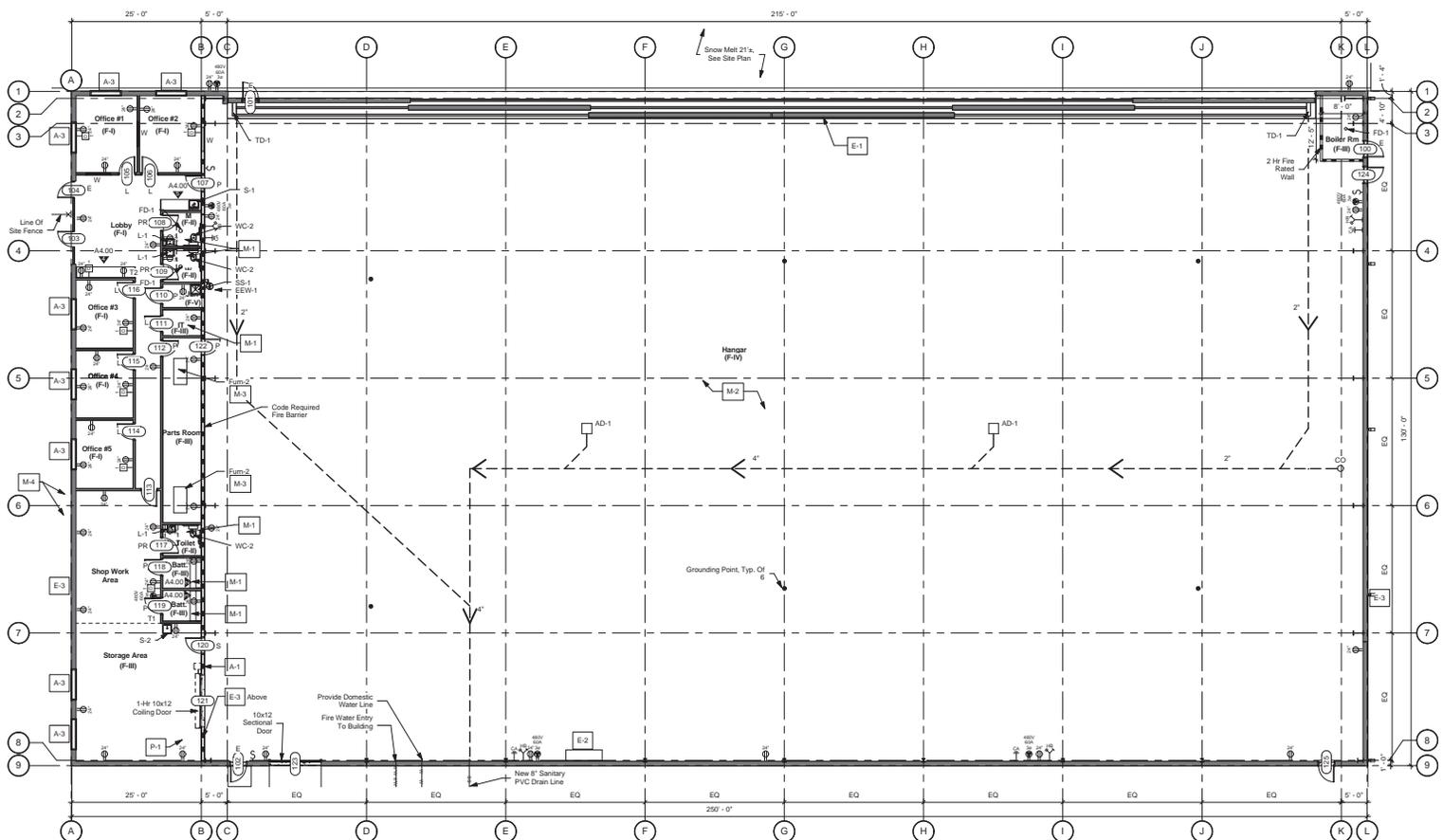
not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, Title 18, and City Standards, provided conditions (a) through (i) are met.

Denial:

Motion to deny the Design Review application submitted by Tectonic Management Group, representing Atlantic Aviation operating as Sun Valley Aviation, Inc. for a new 32,500 square foot airport hangar to be located adjacent to the existing hanger located at 2230 Aviation Drive in Hailey on the "FBO Parcel", Section 15, T2N, R18E in the Airport Zoning District, finding that_[the Commission should cite which standards are not met and provided the reason why each identified standard is not met].

Continuation:

Motion to continue the public hearing on the Design Review application submitted by Tectonic Management Group, representing Atlantic Aviation operating as Sun Valley Aviation, Inc. for a new 32,500 square foot airport hangar to be located adjacent to the existing hanger located at 2230 Aviation Drive in Hailey on the "FBO Parcel", Section 15, T2N, R18E in the Airport Zoning District, to_____ [Commission should specify a date).



1 Floor Plan - Level 1
Scale: 3/32" = 1'-0"

- Finish Notes:**
- (F-1) Type I Finish
Casper
4" Rubber Base
Painted Walls
SAC Ceiling
 - (F-2) Type II Finish
3/16" Porcelain Tile
Bull Penonite Tile @ Walls To 4'-0"
Paint Balance Of Walls
SAC Ceiling
 - (F-3) Type III Finish
Sealed Concrete
4" Rubber Base
Painted Walls
Paint Exposed Structure
 - (F-4) Type IV Finish
Epoxy Linetane Floor (Tevant)
Liner Panel To 8'-0" @ Walls
 - (F-5) Type V Finish
Sealed Concrete Floor
4" Rubber Base
Painted Walls
SAC Ceiling

- Door Hardware Notes:**
See Plan For Door Hardware
- L - Office Lock
 - E - Entry Lock
 - PR - Privacy Lock
 - P - Passage Set
 - S - Storage Room Function

Architecture Notes:

- A-1 Provide 1-HR Separation Wall At Grid 'A'
- A-2 All Interior Partitions Shall Be 5/8" Gyp Bd Each Side Or 3/8" 20Ga. Sheet @ 16" O.C. w/ Sound Bat. All Partitions Adjacent To Areas Without Ceiling Shall Be Full Height.
- A-3 All Exterior Windows Based On Kanamex 451T Framing With 1" Insulated Low-E Glass.
- A-4 All Interior And Exterior Doors Shall Be Hollow Metal With Fully Welded Hollow Metal Frames - Paint
- A-5 Provide Snow Clips @ Lean-To Roof. Two Rows. Roof Things Snow Guard Sno Shield Rib Guard 1 4/8" Part #SS-RG1

Plumbing Notes:

- P-1 Provide 5 HP Air Compressor

HVAC Notes:

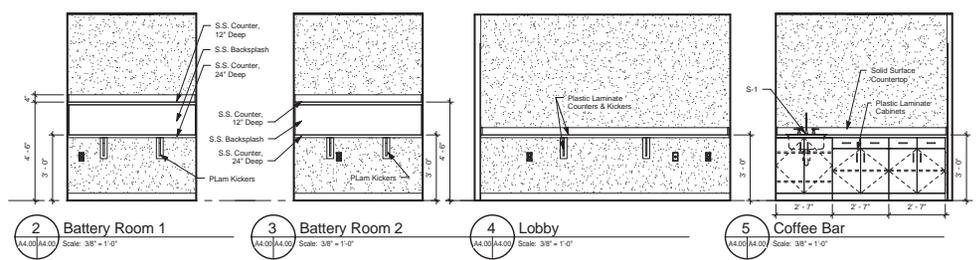
- M-1 Provide Exhaust Fan In Room With Local Control
- M-2 Provide Gas Fired Radiant Heat This Area
- M-3 Office Area Heated And Cooled By Horizontal Gas Furnace With Remote Condensing Unit
- M-4 Air Cooled Condensing Units
- M-5 All HVAC Vents Shall Be Through The Side Wall Of Building - No Vents Through Roof

Electrical Notes:

- E-1 Provide 480V 3PH Power To Door Rail
- E-2 Main Electrical Service Entry 600 Amp 3PH 480V Service
- E-3 Provide Heat Trace At All Gutter And Downspout Locations

NOTE:
Total Square Footage: 32,500
Construction Type: II-B
Occupancy Type: B/S-1

Plan Code	Description	Mfr.	Model	Faucet Mfr.	Remarks
WC-2	Water Closet (ADA) - Tank Type, Pressure Assisted	American Standard	2467-100		Include Open Front Seat, Less Cover, 1.1 GPF Install Valve On Wide Side Of Stall
SS-1	Service Sink	Fair	MSBID2424	830AA	Include Aftermarket Backflow Preventer On Spout
L-1	Lavatory (ADA)	American Standard	0355.034.020	H	Provide Factory Fourth Hole Option (Right Side). Include Point-Of-Use Mixing Valve
FD-1	Floor Drain	Hosam	30000-S		Include Trip Primer, Square Top
EEW-1	Emergency Eyewash	Bradley	S19214DC		Include Point-Of-Use Mixing Valve (Bradley Navigator 1919-2020 Or Equal)
AD-1	Area Drain	Josam	32200-SD-11		Load Rated Ductile Heavy Duty Grate
TD-1	Area Drain	Aco	K100		
HB-1	Hose Bib	Chicago Faucet	362		
S-1	10" S.S. Square Sink	Just Mfg Company	SL-1921-A-GR	Kraus	Faucet Model # KPF-2600CH
S-2	Laundry Tub	Fair	TAT1	Fair	Faucet: 02883906000 Hardware Kit



2 Battery Room 1 Scale: 3/8" = 1'-0"
3 Battery Room 2 Scale: 3/8" = 1'-0"
4 Lobby Scale: 3/8" = 1'-0"
5 Coffee Bar Scale: 3/8" = 1'-0"

tectonic
ARCHITECTURE
CONSULTANTS

11000 W. 14th Street, Suite 100, Overland Park, KS 66204
913.666.1100
www.tectonicarchitects.com

Consultant
Seal
Project Title

ATLANTIC
Atlantic Aviation Services, Sun Valley
Hangar B

Project Description
AAS-SUN, Hgr B
Friedman Memorial Airport
Hayley, ID

Revision Log
Revision No. Revision Date

Approved By
Koren Larson
Drawn By
F.J. W.W. JR.

Tectonic Project Number
25014

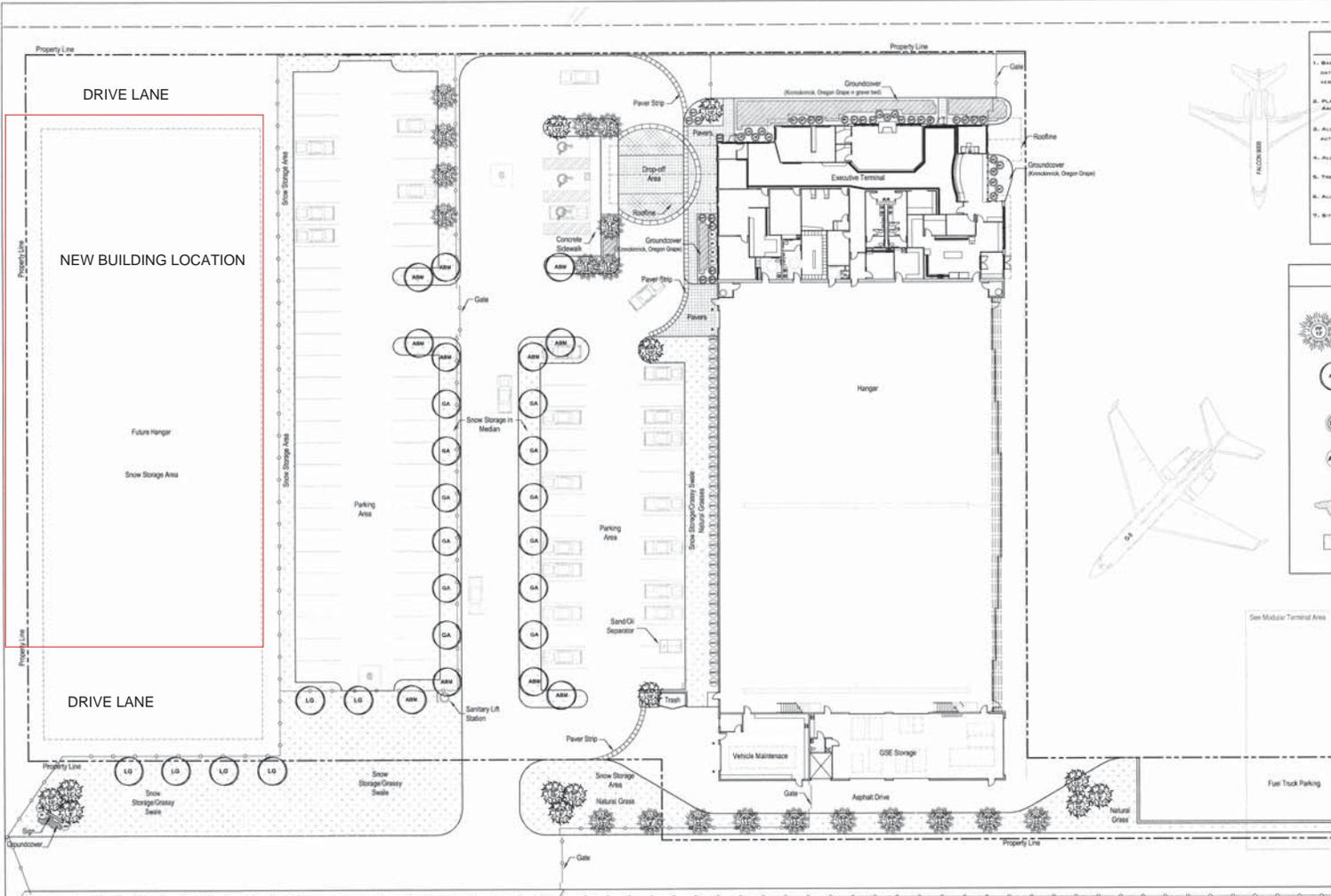
Issue Title
Design Review
Application

Issue Date
12/18/2015

Sheet Title
First Floor Plan

Sheet Number
A4.00

12/18/2015 10:07:11 AM
 C:\Users\koren.larson\Documents\25014-AAS-SUN_Hgr B_Jan182015.rvt

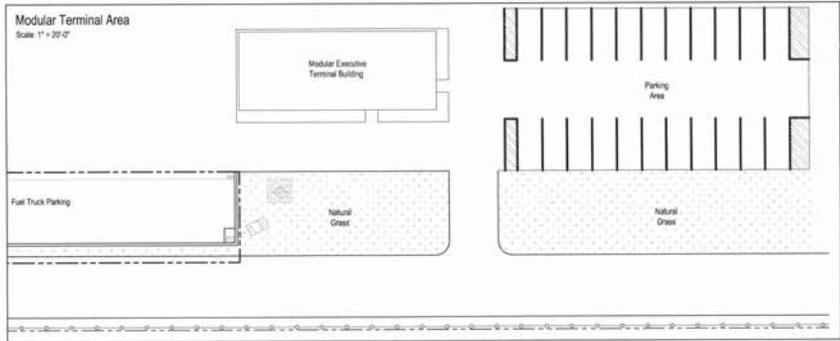


NOTES

1. BASE MAP INFORMATION FROM TECTONIC MANAGEMENT GROUP, INC., DATED 01/18/2014 AND FROM ON SITE INVESTIGATION. CONTRACTOR SHALL VERIFY CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION.
2. PLAN SHALL NOT BE ALTERED WITHOUT CONSULTING THE LANDSCAPE ARCHITECT.
3. ALL DISTURBED AREAS SHALL BE REVEGETATED AND IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
4. ALL PLANTINGS NEED TO HAVE 3" COVER OF BARK OR EQUIV. MULCH.
5. TREES SHOWN AT APPROXIMATELY 80% MATURE DIMENSIONS.
6. ALL UTILITIES ARE UNDEGROUND.
7. SITE REVIEWED BY CITY OF HAILEY.

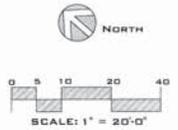
PLANT LEGEND

Qty.	SYMBOL	Species Name	Size
Evergreen Trees			
4	DF	Douglas Fir	Pinebridge nursery #12" min.
2	LP	Lodgepole Pine	Pine bridge #12" min.
10	PP	Prostrate Pine	Pine bridge #12" min.
3	SM	Subalpine Fir	Alma nursery #12" min.
8	SP	Spine Rush	Pine bridge #12" min.
Deciduous Trees			
11	ABM	Aspen Black Maple	Alma Nursery Jefferson 7" min.
12	CA	Chen. Ash, Pinyon	Palmer perennials/nursery 7" min.
8	LD	Linden, Tennesse	Site nursery 7" min.
Evergreen Shrubs			
18	BF	Burns Fir, Yew	Alma nursery Taylor 1 1/2"
8	JM	Juniper, Sky Cliff	Palmer perennials/nursery Blue Cliff 1 1/2"
13	MP	Mugo Pine, Tamar	Pine bridge Taylor 1 1/2"
Deciduous Shrubs			
16	ACC	Aster, Ceanothus	Palmer nursery/nursery Rocky Canyon 3" min.
2	LM	Lime, Mock	Palmer nursery/nursery 3" min.
9	SP	Spirea, Moutan	Palmer nursery/nursery 3" min.
Groundcover			
1000 sq ft	KD	Knoxhock Oregon Grape	Palmer nursery/nursery 1" min.
1000 sq ft	V	Vernix	Palmer nursery/nursery 1" min.



PLAN LEGEND

---	PROPERTY LINE
-47-	EXISTING CONTOUR
---	ADJACENT PROPERTY LINE
---	PROPOSED FENCE
[Pattern]	PAVERS



Tectonic
management & design & construction company

800 West 6th Avenue
Boise, Idaho 83702
Tel: (208) 463-1228
Fax: (208) 463-1228

Eggers Associates, P.A.
Landscape Architecture
1007 D. Warm Springs Road, PO Box 952
Ketchikan, Idaho 83340
Tel: (208) 725-0988 F: (208) 725-0972
CONSTRUCTION

SevenBar

SUN VALLEY AVIATION
FRIEDMAN MEMORIAL AIRPORT
HAILEY, IDAHO

PROJECT TITLE

ISSUE LOG

NO.	DATE	DESCRIPTION
01	07/20/14	ISSUE
02	07/20/14	ISSUE
03	07/20/14	ISSUE
04	07/20/14	ISSUE
05	07/20/14	ISSUE
06	07/20/14	ISSUE
07	07/20/14	ISSUE
08	07/20/14	ISSUE
09	07/20/14	ISSUE
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47	07/20/14	ISSUE
48	07/20/14	ISSUE
49	07/20/14	ISSUE
50	07/20/14	ISSUE

ISSUE DATE: 07/20/14
DESIGN BY: AMW
APPROVED BY:

20304
TWO PROJECT NO.

LANDSCAPE PLAN

SHEET TITLE

L1

SHEET NUMBER

BID SET #3

ISSUE TITLE



A

Colored Rendering

Design Review Application
25014 AAS-SUN, Hgr B
01/15/16
Scale:

Prepared By:



Architecture
Construction Management
General Contracting
6695 West 48th Avenue
Wheat Ridge, CO 80033 303.403.1278

Atlantic Aviation Services, Sun Valley Hangar B



Existing FBO

Design Review Application
25014 AAS-SUN, Hgr B
01/15/16
Scale:

Prepared By:



Architecture
Construction Management
General Contracting

6695 West 48th Avenue Wheat Ridge, CO 80033 303.403.3228

Atlantic Aviation Services, Sun Valley Hangar B

B

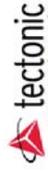


Existing FBO



Design Review Application
25014 AAS-SUN, Hgr B
01/15/16
Scale:

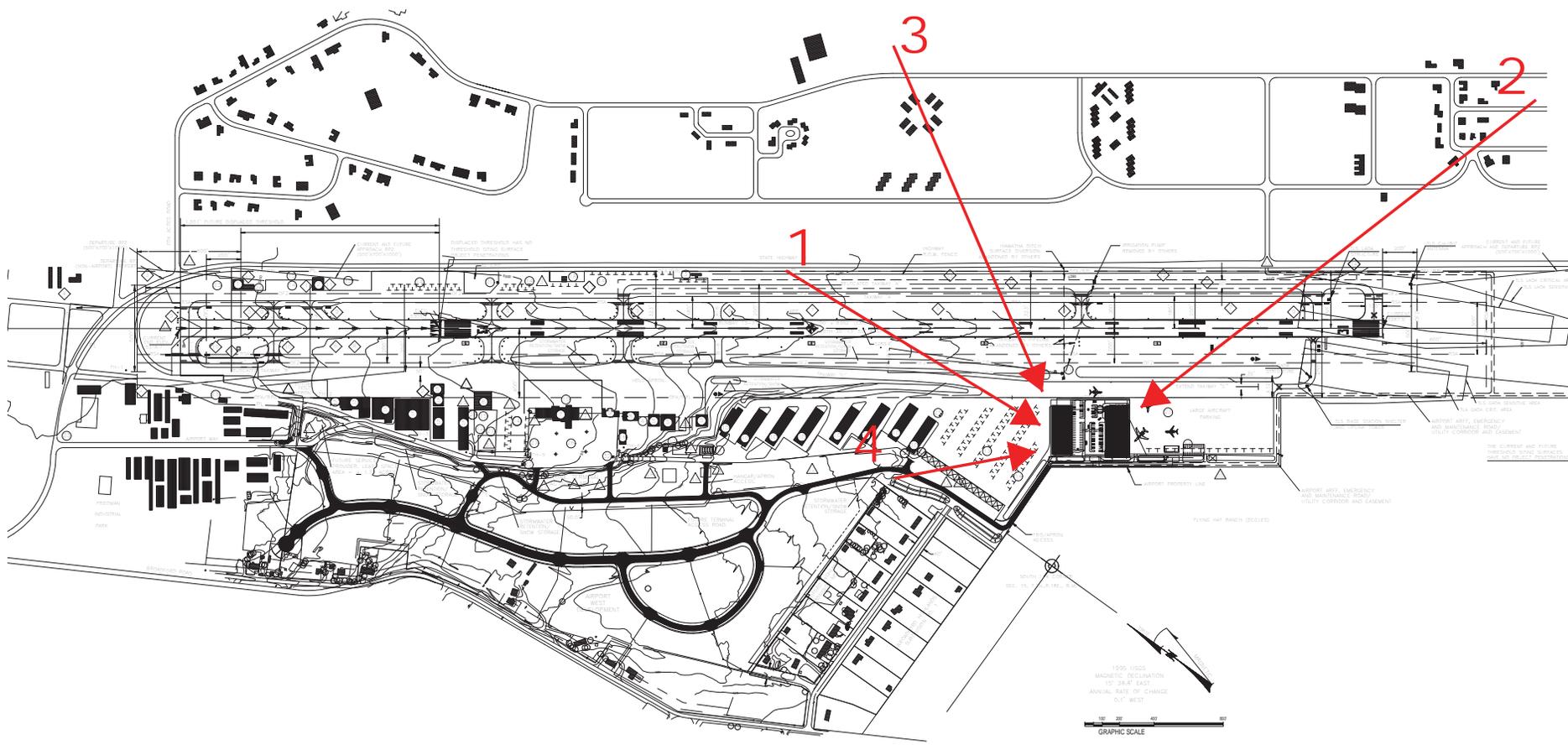
Prepared By:



tectonic
management group, inc.
Architecture
Construction Management
General Contracting

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Atlantic Aviation Services, Sun Valley Hangar B



1 3D Image Map
 A4.00 D Scale: 1 : 7200

Photographic Locations
 Of Renderings
 Design Review Application
 25014 AAS-SUN, Hgr B
 01/15/16
 Scale: 1 : 7200

Prepared By:
tectonic
 management group, inc
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 Construction Management
 General Contracting
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 Wheat Ridge, CO 80033 303.403.1278

Atlantic Aviation Services, Sun Valley Hangar B





Proposed Hangar

Design Review Application
25014 AAS-SUN, Hgr B
01/15/16
Scale:

1

Prepared By:



Architecture
Construction Management
General Contracting

6695 West 48th Avenue
Wheat Ridge, CO 80033 303.603.3228

Atlantic Aviation Services, Sun Valley Hangar B



Proposed Hangar

Design Review Application
25014 AAS-SUN, Hgr B
01/15/16
Scale:

2

Prepared By:



Architecture
Construction Management
General Contracting

6695 West 48th Avenue
Wheat Ridge, CO 80033 303.403.1278

Atlantic Aviation Services, Sun Valley Hangar B



Existing Hangar

Proposed Hangar B

December 17, 2015

City of Hailey Idaho
Planning Department Submittal
Atlantic Aviation Sun Valley Hangar B
Friedman Memorial Airport

Submitted by Tectonic Management Group
6695 W 48th Ave
Wheat Ridge, CO 80033
(303) 403-1228

Article VI A Design Review

Submission to Planning Department per Article 6A.5, B

- B.1 Project Name: Atlantic Aviation Sun Valley Hangar B
 Operating as Sun Valley Aviation Inc.
 Project Location: Friedman Memorial Airport
 2230 Aviation Drive, Hailey, ID 83333
 Applicant: Atlantic Aviation Services
 Michael T Rasch 208 720 1724
 Michael.Rasch@atlanticaviation.com
 Architect: Tectonic Management Group
 Kevin C. Larson 303 403 1228
 Klarson@tectonicdesignbuld.com
- B.2 Drawings One Set of 24" x 36" and 11" x 17" drawings have been provided including:
 Vicinity Map, Drainage Plan, Utilities Plan, Site Plan, Landscape Plan, Floor Plan, Elevations, Exterior Lighting Plan, Sign Plan, Material Sample Board, One Colored Rendering, Staging Plan and List of residents within 300' of site.
 A separate 8 ½ x 11 has been provided with the current legal description
 A separate 11 x 17 has been provided with the colored rendering for the building.

6A.8 Design Standards

- A.1.a. The building orientation is based on access from the existing aircraft ramp to the proposed hangar. This access occurs on the North side of the site.
- A.1.b. There are no existing trees on the site. The current site is covered with grass and existing pavement.
- A.1.c. There will be minimal pedestrian access to the building. The primary access to the building will occur from the existing ramp and from the existing parking lot to the South. Sidewalks have been provided along the perimeter of the building for pedestrian access.
- A.1.d. Loading areas to the hangar will occur off the ramp space. The existing trash enclosure used on the Atlantic Aviation Campus will also service this new facility.

- A.1.e. There are no alleys that service this site.
- A.1.f. There are no planned vending machines proposed for this site.
- A.1.g. Parking will be shared with the existing FBO Facility.
- A.1.h. Proposed parking is accessed of the existing street.
- A.1.i. Snow storage areas will be located on the site as indicated.
- A.1.j. The snow storage areas provided are greater than the 25% of vehicle circulation and pedestrian circulation. The total vehicle and pedestrian circulation is 12,850 SF +/- . The total square footage of snow storage area is 5,025 SF +/- . $12,850 \text{ SF} \times 25\% = 3213 \text{ SF}$, $5,025 \text{ SF} > 3,213 \text{ SF}$, OK. Atlantic Aviation has indicated that snow will be trucked off site if the snow storage areas prove to be inadequate.
- A.1.k. Designated snow storage areas will be greater than 10' in dimension.
- A.1.l. The property is not located in a downtown area
- A.1.m. Snow storage will not impede vehicular or pedestrian traffic.
- A.1.n. Landscaping in the snow storage areas will be planted with slat-tolerant vegetation

2. Building Design

- 2.a. The proposed hangar is proportional to the existing buildings at the airport.
- 2.b. The proposed hangar has custom color panels but has standard hangar proportions.
- 2.c. This building is built to store aircraft, we are not trying to encourage human interaction of pedestrians.
- 2.d. The proposed building will face the ramp and will not include human scale detailing.
- 2.e. This is all new construction, not a renovation.
- 2.f. The proposed hangar will utilize metal siding of multiple colors.
- 2.g. The proposed color scheme for the building will match the existing hangar at the FBO.
- 2.h. The proposed hangar is a one story facility, although the ridge of the hangar is about 42' high.
- 2.i. The building will be designed with energy conservation in mind. Insulated low e glass will be used in the office area for all glazing, full cavity batt insulation will be provided in the hangar areas.
- 2.j. Snow clips, gutters and downspouts will be provided for all roof areas of the building.
- 2.k. All downspouts will drain into underground storm drains eliminating the potential for freezing water on pedestrian pathways.
- 2.l. There are no vehicle canopies on the project.
- 2.m. The exterior elevations indicate the location of proposed signs on the building.

3. Accessory Structures, fences and equipment / Utilities

- 3.a. There are no accessory structures proposed for the site.
- 3.b. There are no accessory structures proposed for the site.
- 3.c. All proposed fences will be constructed with materials matching the existing fencing system used at the airport.
- 3.d. The proposed fencing system is chain link to match the existing fencing system.
- 3.e. There are no proposed roof mounted heating and air conditioning units proposed for the roof.
- 3.f. No alternate energy sources are being proposed for the facility.
- 3.g. Based on the location of the facility to adjacent properties, no additional screening will be provided around ground mounted equipment.
- 3.h. All service lines to the building will be installed underground.
- 3.i. All utilities currently service the site from underground.

4.Landscaping

There is no additional landscaping being proposed for the new facility. The landscape zone between the sidewalks and the building will be filled with a 4"-6" cobble landscape rock over a landscape fabric.

B. Non-Residential and Mixed Use Buildings located within B, LB, or TN.

The proposed building is not located within these zone areas.

This concludes the narrative associated with the submittal.

FRIEDMAN MEMORIAL AIRPORT : FBO SITE

A parcel of land located within the SE1/4 of Section 15, Township 2 North, Range 18 East, Boise Meridian, Blaine County, Idaho, and more particularly described as follows;

Commencing at a brass cap marking the North Quarter (N1/4) Corner of said Section 15; Thence S00°05'47"W, 5239.52 feet to a 1981 aluminum cap marking the South Quarter (S1/4) Corner of said Section 15; thence N00°05'47"E, 321.40 feet to the southeast corner of Lot 1, Block 1, Bradford Highlands Subdivision No. 1, as recorded in Blaine County, Idaho; thence N89°16'14"E, 453.39 feet along the southerly boundary of PARCEL B as shown on the Record of Survey recorded under Instrument No. 419241, records of Blaine County; thence N54°44'55"E, 73.00 feet to the TRUE POINT OF BEGINNING; thence

N54°44'55"E, 324.00 feet; thence
S35°15'05"E, 455.00 feet; thence
S54°44'55"W, 324.00 feet; thence
S35°15'05"E, 202.00 feet; thence
S54°44'55"W, 37.00 feet; thence
N35°15'05"W, 368.00 feet; thence
N54°44'55"E, 37.00 feet; thence
N35°15'05"W, 298.00 feet to the TRUE POINT OF BEGINNING.

The above described parcel is subject to an easement for underground power.
The above described parcel contains approximately 3.697 acres (161,036 square feet).





Proposed Hangar

Design Review Application
25014 AAS-SUN, Hgr B
01/15/16
Scale:

4

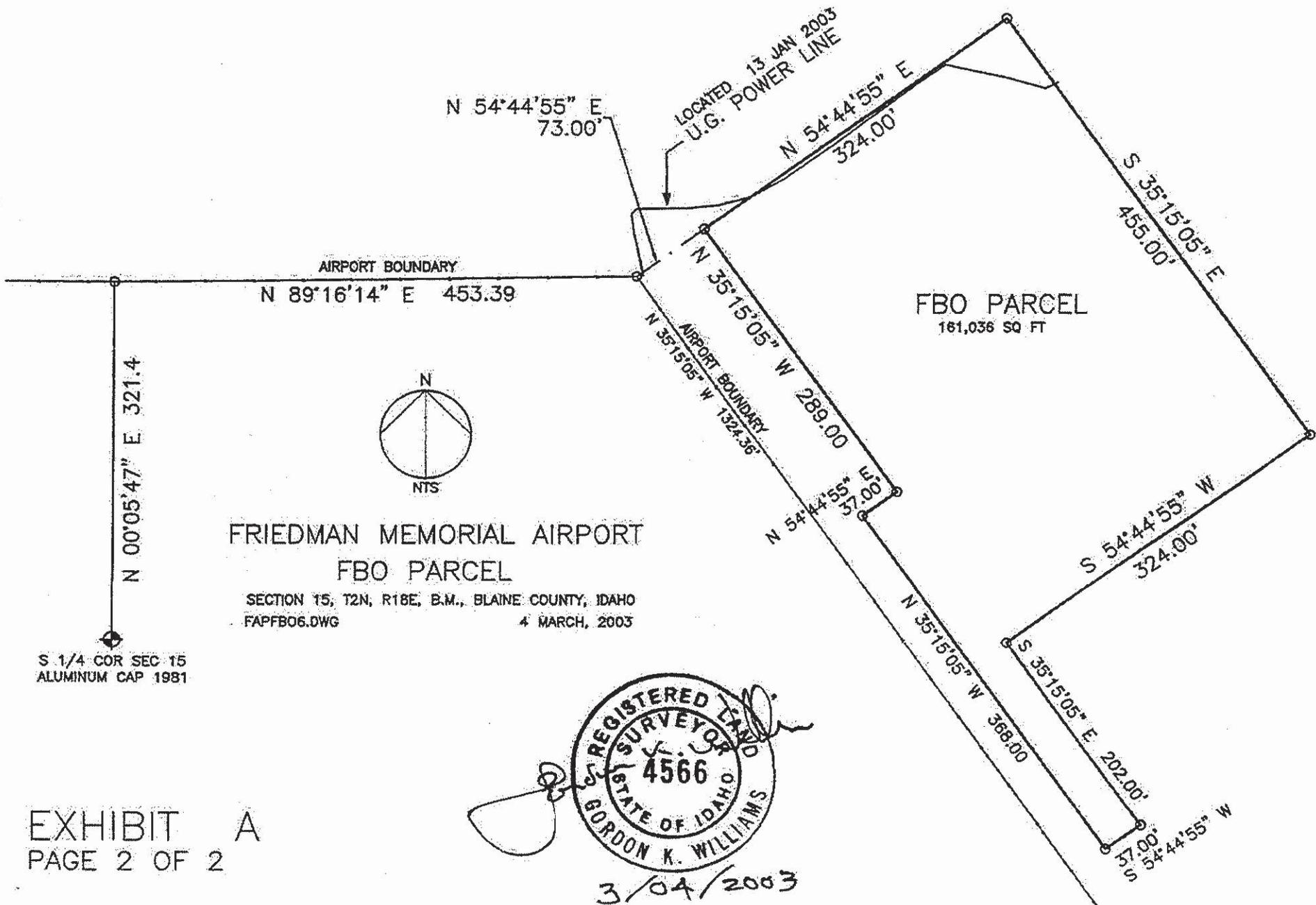
Prepared By:



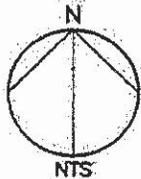
Architecture
Construction Management
General Contracting

6695 West 48th Avenue
Wheat Ridge, CO 80033 303.403.1278

Atlantic Aviation Services, Sun Valley Hangar B



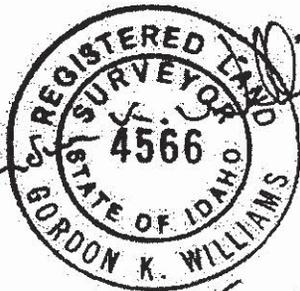
AIRPORT BOUNDARY
 N 89°16'14" E 453.39



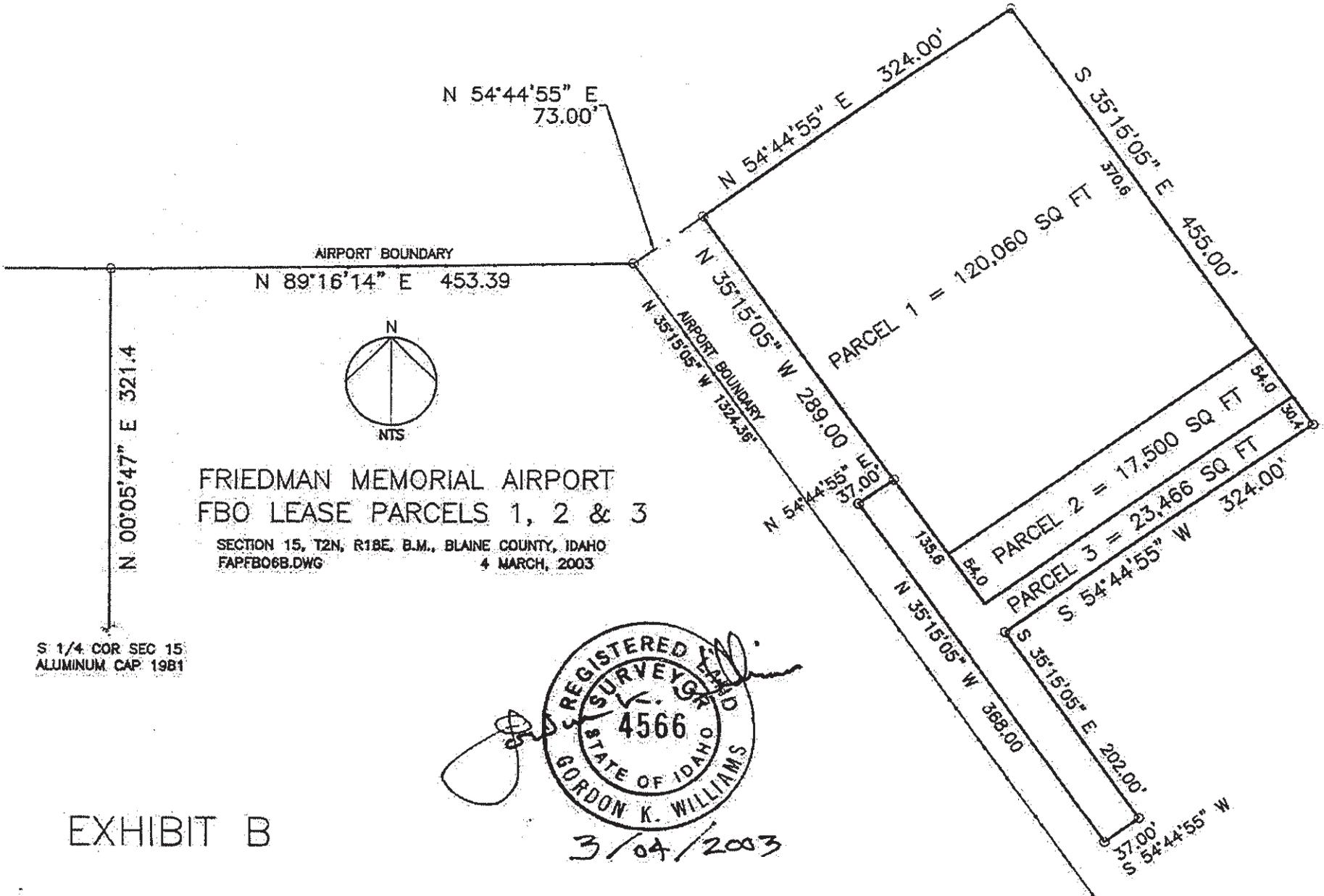
FRIEDMAN MEMORIAL AIRPORT
 FBO PARCEL

SECTION 15, T2N, R18E, B.M., BLAINE COUNTY, IDAHO
 FAPFBO6.DWG 4 MARCH, 2003

S 1/4 COR SEC 15
 ALUMINUM CAP 1981



3/04/2003



FRIEDMAN MEMORIAL AIRPORT
FBO LEASE PARCELS 1, 2 & 3

SECTION 15, T2N, R18E, B.M., BLAINE COUNTY, IDAHO
FAPFBO6B.DWG 4 MARCH, 2003

S 1/4 COR SEC 15
ALUMINUM CAP 1981

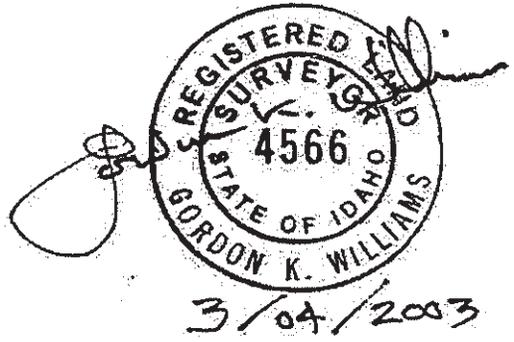
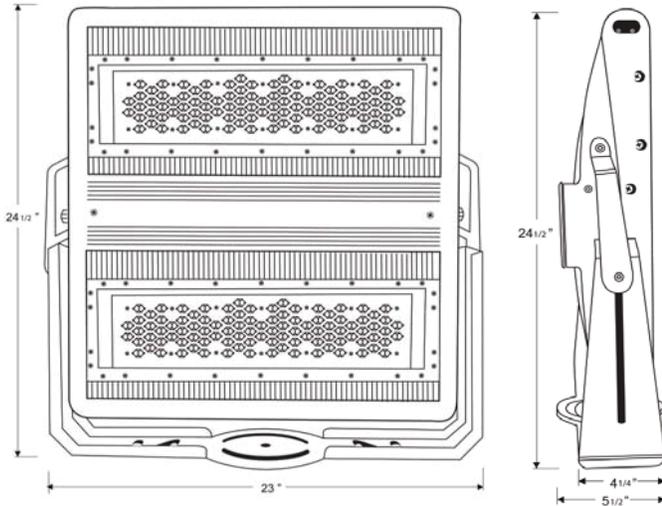


EXHIBIT B

FLOOD SERIES: AFL

REPLACES UP TO A 1500-WATT METAL HALIDE FLOOD



SPECIFICATIONS

- Rated Life: 50,000 Hrs.
- Rating: IP 65
- Color Rendering Index (CRI): 80
- Operating Temp: -40°–130°F
- Power Factor: >0.95%
- Input Line Voltage: 90-305 VAC
- Input Line Frequency: 50/60 Hz
- LED Efficiency: Warm White, 90lm/w
- LED Efficiency: Natural White, 95lm/w
- LED Efficiency: Cool White, 100lm/w

MATERIALS:

- Material: Die Cast Aluminum
- Lens: Clear Tempered Glass
- Finish: Powdercoated Over a Chromate Conversion Coating

MISC SPECS:

- LED Chips: Cree
- Driver: UL Approved Meanwell
- Hanging Weight: 100W-12lbs., 200W-17lbs., 300W-32lbs., 400W-34lbs., 500W-44lbs., 600W-50lbs.
- Excellent Superior Beam Uniformity

ORDERING INFORMATION

SERIES	WATTAGE	COLOR TEMPERATURE			BEAM	INPUT VOLTAGE	FINISH	OPTIONS ACCESSORIES
AFL		WW WARM WHITE 3500K	NW NATURAL WHITE 5000K	CW COOL WHITE 6000K	80° 120°	90-305 V	BL BL (Black)	SFB (Slip Fitter Bar) FC (Frosted LED Cover) IMS (Motion Sensor & Daylight Sensor)
	100	9000 lm	9500 lm	10000 lm				
	200	18000 lm	19000 lm	20000 lm				
	300	27000 lm	28500 lm	30000 lm				
	400	36000 lm	38000 lm	40000 lm				
	500	45000 lm	47500 lm	50000 lm				
	600	54000 lm	57000 lm	60000 lm				



FOR PHOTOMETRICS, IES & PDF FILES – Please visit our website at: www.SpecGradeLED.com





D-Series Size 1 LED Wall Luminaire



d^{series}

Specifications Luminaire

Width: 13-3/4" (34.9 cm) **Weight:** 12 lbs (5.4 kg)

Depth: 10" (25.4 cm)

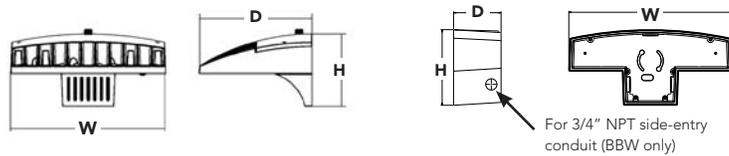
Height: 6-3/8" (16.2 cm)

Back Box (BBW, ELCW)

Width: 13-3/4" (34.9 cm) **BBW Weight:** 5 lbs (2.3 kg)

Depth: 4" (10.2 cm) **ELCW Weight:** 10 lbs (4.5 kg)

Height: 6-3/8" (16.2 cm)



Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options	Other Options	Finish (required)
DSXW1 LED	10C 10 LEDs (one engine)	350 350 mA	30K 3000 K	T2S Type II Short	MVOLT ¹	Shipped included	Shipped installed	Shipped installed	DDBXD Dark bronze
		530 530 mA	40K 4000 K						
	20C 20 LEDs (two engines)	700 700 mA	50K 5000 K	T2M Type II Medium	120 ¹	(blank) Surface mounting bracket	PE Photoelectric cell, button type ⁴	SF Single fuse (120, 277 or 347V) ⁷	DBLXD Black
		1000 1000 mA (1 A)	AMBPC Amber phosphor converted	T3S Type III Short	208 ¹	BBW Surface-mounted back box (for conduit entry) ³	DMG 0-10V dimming driver (no controls)	DF Double fuse (208, 240 or 480V) ⁷	DNAXD Natural aluminum
				T3M Type III Medium	240 ¹		PIR 180° motion/ambient light sensor, <15' mtg ht ⁵	HS House-side shield ⁸	DWHXD White
				T4M Type IV Medium	277 ¹		PIRH 180° motion/ambient light sensor, 15-30' mtg ht ⁵	SPD Separate surge protection ⁹	DSSXD Sandstone
				TFTM Forward Throw Medium	347 ²		ELCW Emergency battery backup (includes external component enclosure) ⁶		DBTDXD Textured dark bronze
		ASYDF Asymmetric diffuse	480 ²				DBLBXD Textured black		
								DNATXD Textured natural aluminum	
								DWHGXD Textured white	
								DSSTXD Textured sandstone	

NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
- Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- PIR specifies the Sensor Switch SBGR-10-ODP control; PIRH specifies the Sensor Switch SBGR-6-ODP control; see Motion Sensor Guide for details. Includes ambient light sensor. Not available with "PE" option (button type photocell). Dimming driver standard. Not available with 20 LED/1000 mA configuration (DSXW1 LED 20C 1000).
- Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option. Not available with ELCW.
- Also available as a separate accessory; see Accessories information.
- See the electrical section on page 3 for more details.

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1WG U	Wire guard accessory
DSXW1VG U	Vandal guard accessory



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K					40K					50K					AMBER					
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	
10C (10 LEDs)	530mA	20 W	T2S	1,843	1	0	1	92	1,956	1	0	1	98	1,729	1	0	1	86	1,264	0	0	1	63	
			T2M	1,756	1	0	1	88	1,864	1	0	1	93	1,648	1	0	1	82	1,205	0	0	1	60	
			T3S	1,822	0	0	1	91	1,934	0	0	1	97	1,710	0	0	1	86	1,250	0	0	1	63	
			T3M	1,804	1	0	1	90	1,914	1	0	1	96	1,693	1	0	1	85	1,237	0	0	1	62	
			T4M	1,767	1	0	1	88	1,876	1	0	1	94	1,658	0	0	1	83	1,212	0	0	1	61	
			TFTM	1,837	0	0	1	92	1,950	0	0	1	98	1,724	0	0	1	86	1,260	0	0	1	63	
			ASYDF	1,642	1	0	1	82	1,743	1	0	1	87	1,541	1	0	1	77	1,127	0	0	1	56	
			700mA	27 W	T2S	2,272	1	0	1	84	2,409	1	0	1	89	2,421	1	0	1	90	1,544	0	0	1
	T2M	2,165	1		0	1	80	2,296	1	0	1	85	2,307	1	0	1	85	1,472	0	0	1	55		
	T3S	2,247	1		0	1	83	2,382	1	0	1	88	2,394	1	0	1	89	1,527	0	0	1	57		
	T3M	2,224	1		0	1	82	2,358	1	0	1	87	2,370	1	0	1	88	1,512	0	0	1	56		
	T4M	2,179	1		0	1	81	2,310	1	0	1	86	2,322	1	0	1	86	1,481	0	0	1	55		
	TFTM	2,265	1		0	1	84	2,401	1	0	1	89	2,413	1	0	1	89	1,539	0	0	1	57		
	ASYDF	2,025	1		0	1	75	2,147	1	0	1	80	2,158	1	0	1	80	1,376	1	0	1	51		
	1000mA	40 W	T2S		3,011	1	0	1	75	3,190	1	0	1	80	3,202	1	0	1	80	2,235	1	0	1	58
	T2M		2,870	1	0	1	72	3,040	1	0	1	76	3,051	1	0	1	76	2,130	1	0	2	55		
	T3S		2,978	1	0	1	74	3,155	1	0	1	79	3,166	1	0	1	79	2,210	1	0	2	57		
	T3M		2,948	1	0	1	74	3,123	1	0	1	78	3,134	1	0	1	78	2,187	1	0	2	56		
	T4M		2,888	1	0	1	72	3,059	1	0	1	76	3,071	1	0	1	77	2,143	1	0	2	55		
	TFTM		3,002	1	0	1	75	3,180	1	0	1	80	3,192	1	0	1	80	2,228	1	0	2	57		
	ASYDF		2,684	1	0	1	67	2,843	1	0	1	71	2,854	1	0	1	71	1,991	1	0	2	51		
	20C (20 LEDs)		530mA	36 W	T2S	3,649	1	0	1	101	3,876	1	0	1	108	3,429	1	0	1	95	2,504	1	0	1
		T2M			3,478	1	0	1	97	3,694	1	0	1	103	3,267	1	0	1	91	2,387	1	0	1	66
		T3S			3,609	1	0	1	100	3,833	1	0	1	106	3,390	1	0	1	94	2,477	1	0	1	69
T3M		3,572			1	0	1	99	3,794	1	0	1	105	3,356	1	0	1	93	2,451	1	0	2	68	
T4M		3,500			1	0	2	97	3,717	1	0	2	103	3,288	1	0	1	91	2,402	1	0	1	67	
TFTM		3,638			1	0	1	101	3,864	1	0	1	107	3,418	1	0	1	95	2,496	1	0	1	69	
ASYDF		3,252			1	0	2	90	3,454	1	0	2	96	3,056	1	0	2	85	2,232	1	0	1	62	
700mA		47 W			T2S	4,502	1	0	1	96	4,776	1	0	1	102	4,794	1	0	1	102	3,065	1	0	1
T2M			4,290	1	0	1	91	4,552	1	0	1	97	4,569	1	0	1	97	2,921	1	0	1	62		
T3S			4,452	1	0	1	95	4,723	1	0	2	100	4,741	1	0	2	101	3,031	1	0	1	64		
T3M			4,407	1	0	2	94	4,675	1	0	2	99	4,693	1	0	2	100	3,000	1	0	1	64		
T4M			4,318	1	0	2	92	4,581	1	0	2	97	4,598	1	0	2	98	2,939	1	0	1	63		
TFTM			4,488	1	0	2	95	4,761	1	0	2	101	4,779	1	0	2	102	3,055	1	0	1	65		
ASYDF			4,012	1	0	2	85	4,257	1	0	2	91	4,273	1	0	2	91	2,732	1	0	1	58		
1000mA			74 W	T2S	5,963	1	0	1	80	6,327	1	0	1	84	6,351	1	0	1	85	4,429	1	0	1	61
T2M		5,683		1	0	2	76	6,029	1	0	2	80	6,052	1	0	2	81	4,221	1	0	2	58		
T3S		5,896		1	0	2	79	6,256	1	0	2	83	6,280	1	0	2	84	4,380	1	0	2	60		
T3M		5,837		1	0	2	78	6,193	1	0	2	83	6,216	1	0	2	83	4,335	1	0	2	59		
T4M		5,719		1	0	2	76	6,067	1	0	2	81	6,090	1	0	2	81	4,248	1	0	2	58		
TFTM		5,944		1	0	2	79	6,307	1	0	2	84	6,330	1	0	2	84	4,415	1	0	2	60		
ASYDF		5,314		1	0	2	71	5,638	2	0	2	75	5,660	2	0	2	75	3,947	1	0	2	54		

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED 20C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

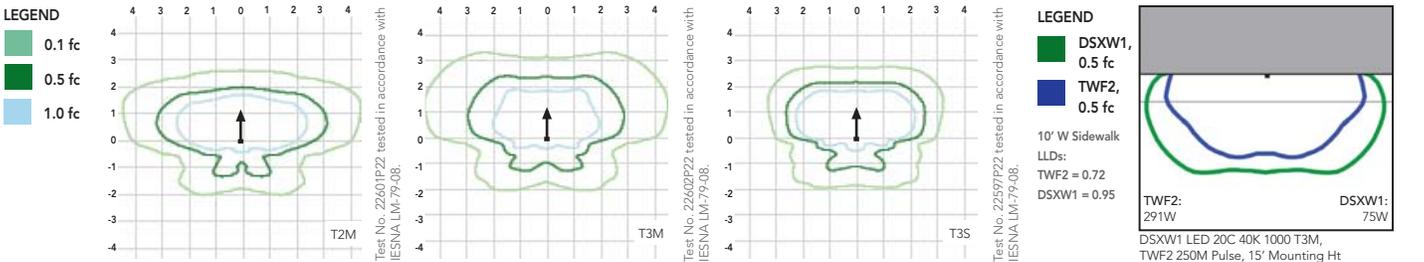
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit [Lithonia Lighting's D-Series Wall Size 1 homepage](#).

Isofootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Options and Accessories



T3M (left), ASYDF (right) lenses



HS - House-side shields



BSW - Bird-deterrent spikes



WG - Wire guard



VG - Vandal guard



DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (80 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 CRI) configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	25 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	75 W	0.69	0.40	0.35	0.30	0.23	0.17

power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

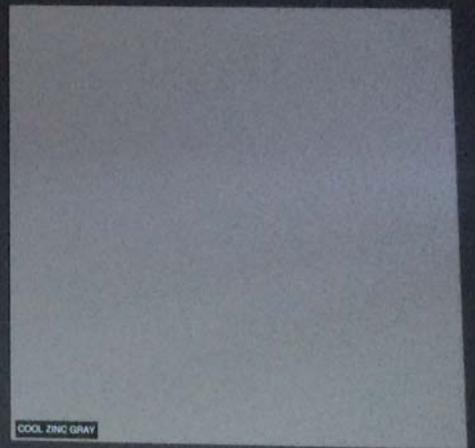




COOL EGYPTIAN WHITE



COOL GRANITE GRAY



COOL ZINC GRAY

ATLANTIC
 Atlantic Aviation Services, Sun Valley
 Proposed Hangar B 25014 AAS-SUN_Hgr B

tectonic
 Architecture
 Interior Design Management
 4800 N. Central Exp.
 Suite 1000, Phoenix, AZ 85018

Return to Agenda

City of Hailey

COMMUNITY DEVELOPMENT DEPARTMENT

115 MAIN STREET SOUTH
HAILEY, IDAHO 83333

Zoning, Subdivision, Building and Business Permitting and Community Planning Services

(208) 788-9815
Fax: (208) 788-2924

January 20, 2016

TO: Planning and Zoning Commission

FM: Lisa Horowitz, Community Development Director

RE: Public Hearing on proposed additions to the Subdivision Ordinance

ATTACHMENT 1: Subdivision Code Section 4, Development Standards

As this winter has evidenced, areas for snow storage is at a premium. The City relies on both city streets and easements adjacent to streets to accommodate snow. It has come to the attention of Public Works staff that there is not a clear requirement for a snow storage easement on platted properties through the subdivision process. However, staff needs a little more time to determine the best way to address this issue to accommodate fences, and building that may be within 10' of streets. Staff requests that the Commission continue this item on the record until the February 22nd meeting.

Motion language: "I move to continue the public hearing on a City-imitated text amendment to Title 16, Subdivision, Section 4, Development Standards, to require a ten-foot (10') snow storage easement adjacent to the public right-of-way for all platted properties to the February 22, 2016 Commission meeting."